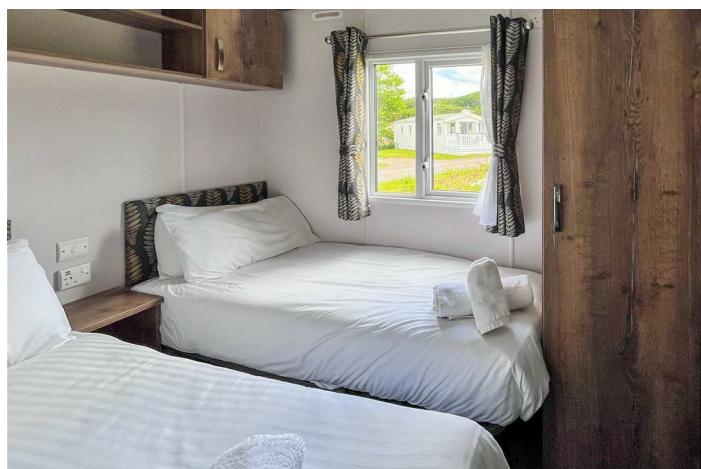


# 17 The Dunes Praa Sands Holiday Village

## Penzance, TR20 9SH





# 17 The Dunes Praa Sands Holiday Penzance, TR20 9SH

Nestled within the esteemed Praa Sands Holiday Village, this delightful two-bedroom park home offers a unique opportunity for both relaxation and investment. The property boasts a spacious open-plan living area, perfect for entertaining or enjoying quiet evenings in. The design maximises natural light, creating a warm and inviting atmosphere throughout. The park offers the Boathouse restaurant bar along with a swimming pool, steam room and jacuzzi.

One of the standout features of this mobile home is the large terraced seating area, which provides an ideal space for outdoor dining or simply soaking up the sun. To enhance your leisure time, a luxurious hot tub awaits, offering a perfect retreat after a day of exploring the stunning surroundings.

Praa Sands is renowned for its beautiful beach and scenic coastal walks, making this property not only a wonderful home but also a fantastic investment opportunity. Whether you are seeking a holiday retreat or a holiday investment, this park home is sure to impress with its combination of comfort, style, and location. Don't miss the chance to make this charming property your own.



The Mather Partnership, Offices in Helston & Hayle  
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| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)

**Guide Price- £68,000**

#### **Location**

The holiday park is situated in Praa Sands which is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltering dunes, after a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset. The village also boasts a couple of great places to enjoy a drink and something to eat with a panoramic view of the sea.

#### **Parking**

Allocated parking for 1 car to the side of the property

#### **Outside**

To the side and front of the property is raised composite decking, where within the rear of the side area is a Hot Tub. To the front is a large area composite decking creating the ideal

Alfresco dining area or area to just sit back, relax and enjoy those lazy summer afternoons. From the front area there are views over the neighbouring countryside.

#### **Services**

LPG Gas, Electric, Mains water and Drainage.

#### **Agents Note**

Prospective purchasers should be aware that the lodge is for holiday and recreational use only. You are not permitted to use it as your permanent, main residence. On re sale of the property, there is currently a fee of 15% of the sales price, payable to the park.

#### **Service Charges**

Our client has informed us that there is a annual pitch fee of £6775.

#### **Lease Information**

Our client has informed us that there is a 15 year lease which commenced on 3/10/2023.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Council Tax Band**

Exempt due to the property not being able to be used as main residence.

**What3Words**

///remodel.perch.teacher

**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

