



22 Park Bungalows, Kenegie
Manor Holiday Park, Gulval,
Cornwall, TR20 8YN







22 PARK BUNGALOWS, KENEGIE MANOR HOLIDAY PARK, GULVAL, CORNWALL, TR20 8YN

GUIDE PRICE £82,500 LEASEHOLD

*** TWO BEDROOMS M* OPEN PLAN LIVING ROOM/KITCHEN ***

*** SHOWER ROOM * SUCCESSFUL HOLIDAY LET * 12 MONTHS OCCUPANCY ***

*** USE OF ON SITE FACILITIES * RECENTLY RENOVATED ***

*** EPC = E * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***

*** APPROXIMATELY 34 SQUARE METRES ***

A beautifully presented and renovated two bedroom holiday bungalow, situated within the popular Kenegie Holiday Park, on the outskirts of Gulval, yet within close proximity of the town of Penzance and the South West Coast. The property is successfully holiday let and benefits from 12 month holiday occupancy and has use of communal areas such as gardens, swimming pool, tennis court and the site also has a bar. The accommodation comprises of two bedrooms, open plan lounge, dining room/kitchen, shower room and a patio to the rear with allocated parking space.

UPVC double glazed door into:

HALLWAY: Tiled floor, doors to:

OPEN PLAN LIVING ROOM/KITCHEN: 13' 11" x 9' 11" (4.24m x 3.02m) Two double glazed windows, laminated floor, USB sockets, electric radiator, positive air ventilation system, patio doors onto patio.

KITCHEN AREA: Range of wall and base level units, fitted hob, oven, stainless steel sink and drainer, undertop space for fridge, extractor fan.

BEDROOM ONE: 9' 4" x 7' 11" (2.84m x 2.41m) Double glazed window, laminate floor, electric radiator.

BEDROOM TWO: 8' 0" x 9' 0" (2.44m x 2.74m) UPVC double glazed window, laminated floor, electric radiator.

WETROOM: Tiled shower with curtain rail around, fitted wash hand basin, low level WC, handrails, heated towel rail, access to loft, extractor fan.

OUTSIDE: To the front of the property there is a patio, communal gardens, allocated parking space, use of on site facilities.

AGENTS NOTE: We tested the mobile phone signal for O2 which was good. The property is constructed of block under a tiled roof.

DIRECTIONS: Via "What3Words" app: [///gather.warbler.inert](https://www.what3words.com/#!/gather.warbler.inert)

LEASE: Remainder of 999 years.

CHARGES: Ground Rent: £515.74

Water and Sewage: £374.06 pa

Service Charges: £1,129.66

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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