

8 Gwel Teg, Praa Sands Holiday
Park, Praa Sands, Penzance,
Cornwall, TR20 9SH



Marshall's
ESTATE AGENTS









8 GWEL TEG, PRAA SANDS HOLIDAY PARK, PRAA SANDS, PENZANCE, CORNWALL, TR20 9SH

£105,000

*** TWO BEDROOM HOLIDAY CHALET * OPEN PLAN LIVING / KITCHEN / DINING ROOM ***

*** MAIN BEDROOM WITH ENSUITE AND WALK IN WARDROBE * FAMILY BATHROOM ***

*** RAISED DECKING WITH SUNKEN HOT TUB AND SEA VIEWS ***

*** 11 MONTHS HOLIDAY OCCUPANCY * LEASE ENDING JULY 2037 ***

*** PITCH FEE PAID FOR THE YEAR * COUNCIL TAX = EXEMPT * EPC = EXEMPT ***

Situated on the popular Praa Sands Holiday Park is this beautifully presented two bedroom holiday chalet. The accommodation comprises an open plan living/kitchen/dining room with two sets of double patio doors opening onto the decking with sea views, two double bedrooms, one with an ensuite shower room and walk in wardrobe, along with a family bathroom. Externally there is parking for two vehicles and the aforementioned decking with sunken hot tub. We would highly recommend an early appointment to view to fully appreciate the property and all it has to offer.

DOOR TO:

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 22' 8" x 19' 3" (6.91m x 5.87m) Range of base and wall mounted kitchen units, built in fridge, freezer, dishwasher, washer dryer, electric oven and gas hob with extractor hood over, single bowl stainless steel sink unit with mixer tap and drainer, two double glazed windows to either side, two sets of double glazed patio doors leading to the decking at the front, electric fireplace, two built in cupboards, one housing the combination boiler.

BEDROOM ONE: 10' 11" x 9' 4" (3.33m x 2.84m) Radiator, double glazed window to the side. Doors to walk in wardrobe and ensuite.

ENSUITE SHOWER ROOM: 5' 3" x 4' 6" (1.60m x 1.37m) Low level w.c., wash hand basin with vanity unit over, built in shower cubicle with mains shower.

BEDROOM TWO: 9' 4" x 9' 0" (2.84m x 2.74m) Radiator, double glazed window to the side, built in wardrobe.

BATHROOM: 6' 3" x 5' 6" (1.91m x 1.68m) Panelled bath with mains shower over, low level w.c., wash hand basin with vanity mirror over, obscured double glazed window to the side.

OUTSIDE: To the front of the property there is a raised decking area with sea views and sunken hot tub. Parking for two vehicles.

SERVICES: Mains water, electricity, gas and drainage (all via the site).

COSTS: Pitch fee 2026: £7661 Site rates 2026: £680 The costs for this season have been paid by the present owner.

AGENTS NOTE: We checked the phone signal with EE which was intermittent. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. The property is a holiday home on a holiday site. They can be occupied for 11 months of the year for holiday purposes.

DIRECTIONAL NOTE: Via What3Words: ///incensed.national.talking

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



www.marshallspz.co.uk