

EST. 1999

CAMEL

COASTAL & COUNTRY



80 Perran View Perran View Holiday Park

Higher Trevellas St. Agnes, TR5 0XS

Guide Price £125,000



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The Property and Surrounding Area

A rare opportunity to acquire one of the few bungalows at the popular Perran View Holiday Park, ideally situated between the coastal villages of Perranporth and St Agnes.

The bungalow offers well-proportioned accommodation, with three double bedrooms, a bathroom and a spacious open-plan living room, kitchen and dining area. The property has electric heating and uPVC double glazing, with a small patio to the front and access to the well-maintained communal gardens.

Perran View is a popular holiday park with a good range of facilities, including a heated indoor swimming pool, sauna, tennis courts, crazy golf, children's play area, launderette and shop. There is also a sports bar and restaurant serving eat-in and takeaway meals, together with a games room with pool table and arcade machines.

The bungalow is suitable for all-year use, although the park's facilities are open for eight months of the year. Its location, accommodation and on-site facilities make it an appealing Cornish base, holiday home or investment opportunity.

Perran View is located perfectly between the coastal areas of St Agnes and Perranporth, making it ideal for couples and families looking for a coastal retreat or invest property by the sea.

Open Plan L-Shaped Living Room / Kitchen / Diner

14'11" x 11'1" plus 8'11" x 8'7" (4.57m x 3.40m plus 2.72m x 2.62m)

Double glazed Windows in both the living room and kitchen, both to the front elevation. Electric fire within the living room, door into a storage cup and bedrooms.

The kitchen has a good range of wall and base units with a work surface that incorporates a sink and drainer unit, oven and hob. Space for white goods.

Bedroom One

11'9 x 8'10 (3.58m x 2.69m)

Double glazed window to the rear. Electric heater.

Bedroom Two

11'9 x 8'10 (3.58m x 2.69m)

Double glazed window to the rear. Electric heater.

Inner Hallway

Doors off to:-

Bedroom Three

11'9 x 8'10 (3.58m x 2.69m)

Double glazed window to the rear. Electric heater.

Bathroom

7'10" x 6'5" (2.39m x 1.98m)

Double glazed window. Panel bath. Low level WC. Wash hand basin.

Outside

To the front you have a small lawned garden with picnic bench and the site offers many outside facilities to include children's play area and family seating area.

Tel: 01872 571454

Directions

Sat. Nav. TR5 0XH
What3Words //kitten.livid.pets

For further help with directions, please call Camel Homes on 01872 571454

Site Charges

Service fees - £1443.46
Ground rent - £442.63
Water sewerage - £459.64
Road charges - £242.69

TENURE Leasehold 999 years from 1st April 1988 with 965 years remaining.

(To be confirmed)

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



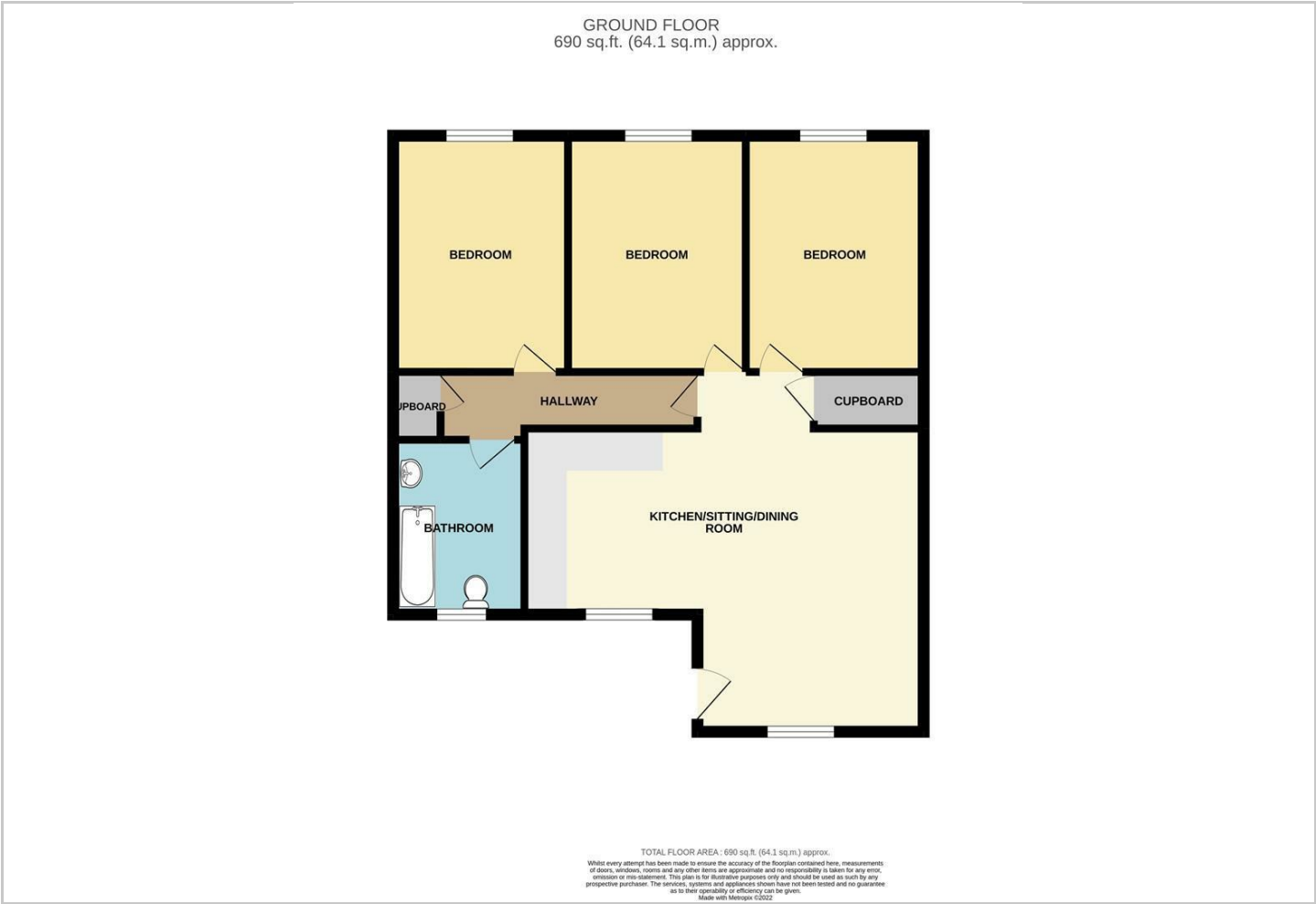
Hybrid Map



Terrain Map



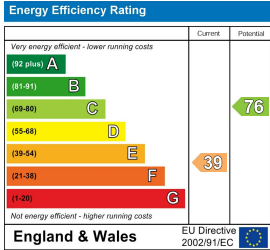
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.