

58 The Dunes Praa Sands Holiday Village

Praa Sands, TR20 9SH



MATHER
PARTNERSHIP





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If you've ever dreamed of owning your own property within close proximity of the dramatic south Cornish coastline this could be your chance. Offered for sale with no onward chain this two bedroom property is in excellent condition throughout and offers spacious living and sleeping accommodation which would be well suited as a bolt hole or holiday investment opportunity. The accommodation is light and airy and has been maintained to an exceptionally high standard. Stylishly furnished throughout in a palette of calm neutral tones with plenty of storage the property is fully equipped with everything included. Simply pack a case and pull up in the allocated parking space feeling the tension leave your body as you breathe in the sea air. The wrap around deck is perfectly situated to take full advantage of the rural outlook and the last of the evening sun and spectacular sunsets. The onsite facilities are superb offering a pool and gym as well as a range of classes and the Boathouse restaurant for those evenings when you don't feel like cooking.



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Guide Price - £39,950

Location

Praa Sands 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 boasts a range of eateries including the iconic Welloe where you can enjoy a delicious pizza with a panoramic view of the ocean. There is also a range of fabulous independent shops including the recently opened and well stocked general store and deli. From Praa Sands the larger towns of Helston and Penzance can be accessed with a wider range of facilities as well as the A30 and nearby Porthleven.

Praa Sands Holiday Park

Within easy walking distance of one of Cornwall's finest sandy beaches, this exclusive development is the perfect retreat for families and couples looking for something extra special. The beautifully situated lodges overlook the lush rolling hills down to the sea. The private sun decks are the perfect spot for unwinding and watching the sunset after a day of exploring.

Enjoy the indoor heated pool and spa, gym, and fitness centre, plus the superb nine-hole golf course, all just moments from your doorstep. Relax spending an evening knowing dinner is sorted at The Boathouse bar and restaurant, take a seat on the terrace, and soak in the relaxing atmosphere of Cornwall. Enjoy your very own slice of Cornwall with this luxurious holiday home perfect for those seeking a relaxing retreat for their own use or seeking to generate income.

Accommodation

Entrance
Kitchen Dining Room
Living Room

Master Bedroom with Ensuite W/c
Bedroom 2
Shower Room

Outside

The property enjoys a fabulous decked terrace offering wonderful rural views and being perfectly positioned to enjoy the last of the day's sun and spectacular sunsets.

Agents Note 1

Prospective purchasers should be aware that the lodge is for holiday use only, there is no restriction on occupancy but it cannot be your main residence.

Agents Note 2

Upon resale of the property a 15% fee is payable to Praa Sands Holiday Village.

Lease Information

There are 5 years remaining on the current lease for the property.

Ground Rent

This is payable annually and is currently £6,400 per annum. This includes general external grounds maintenance and grass cutting as well as access to the leisure facilities. Reviewed annually in January. Council Tax included within this.

Services

LPG gas, mains electric, Drainage via a water treatment plant on site

Council Tax Band

See under ground rent





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

What3Words

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Anti Money Laundering Regulations – Purchasers

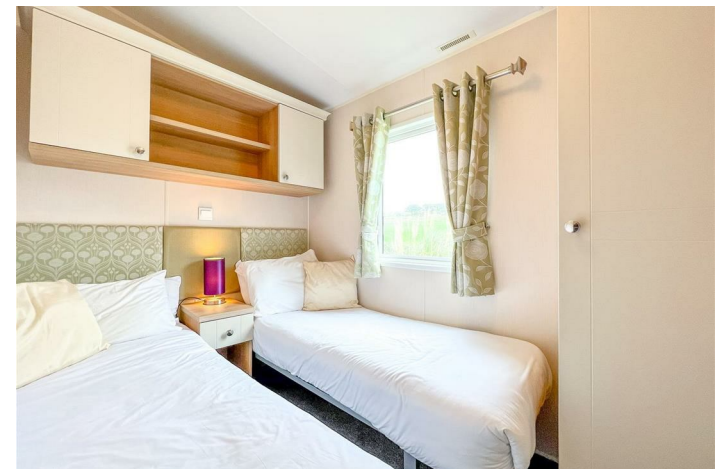
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

Proof of Finances

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.

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.

