

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 12 Perran View Perran View Holiday Park

Higher Trevellas, St. Agnes, TR5 0XS

Guide Price £105,000



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## The Property

This well-presented holiday home offers comfortable and spacious living accommodation and would make an excellent Cornish getaway or investment opportunity. This three bedroom house benefits from a downstairs bedroom that would suit those needing sleeping arrangements on the ground floor.

Also on the ground floor you will find a newly fitted kitchen that forms part of the open plan living room/kitchen/diner. To the first floor can be found two further bedrooms and the bathroom.

Situated midway between the popular coastal villages of Perranporth and St Agnes. Perran View Holiday Park site facilities include a heated indoor swimming pool, sauna, tennis courts, crazy golf, children's play area, launderette and shop. There is a sports bar and restaurant offering a range of eat-in and take away meals, as well as games room with pool table and arcade machines. The property is suitable for all year use, with site facilities remaining open for eight months of the year.

## Open Plan Living Room/Kitchen/Diner

## Ground Floor Bedroom

## Landing

## Bedroom Two

## Bathroom

## Bedroom Three

## En-Suite Shower Room

## Outside

There is a small patio to the front of the property that leads onto a close that is set around communal gardens. The centre of Perran View offers further areas to sit or families to play, this includes a children's play area.

Perran View Holiday Park also benefits from a tennis court, crazy golf, indoor swimming pool, bar with pool tables, a shop and more.

## Parking

There is a large communal car park that services all the properties on the site and its visitors.

## Directions

Sat Nav: TR5 0XS

What3words: ///basin.major.summit

For further information please contact Camel Coastal & Country.

## Property Information and Site Charges

Age of Construction: 1960's

Construction Type: Block (Assumed)

Heating: Electric

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Business Rates

EPC: F33

Tenure: Leasehold

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.

### Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, 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



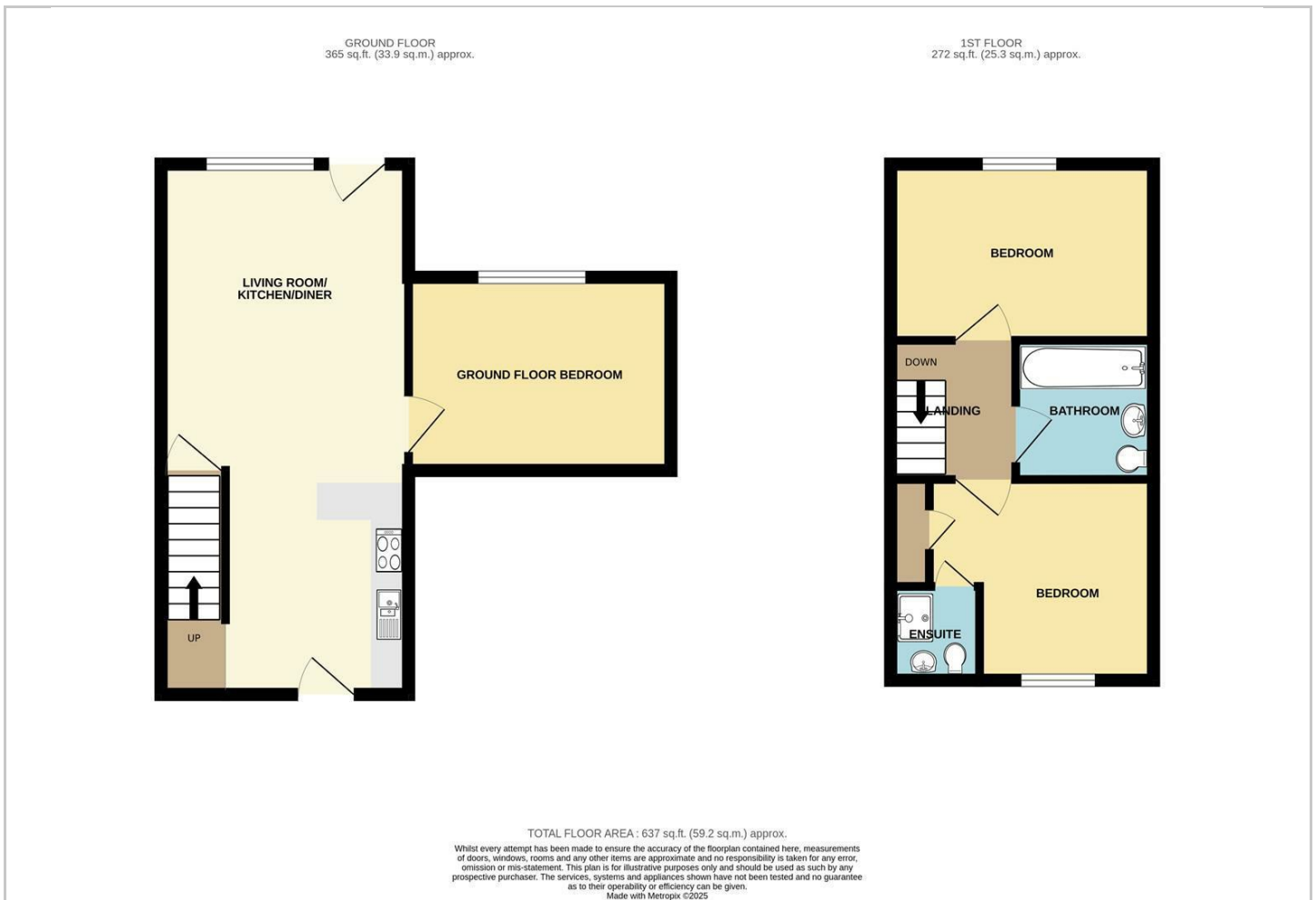
## Hybrid Map



## Terrain Map



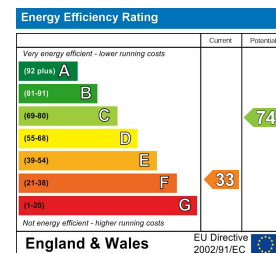
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.