EST. 1999

CAMEL

COASTAL & COUNTRY



112 Perran View Holiday Park

Higher Trevellas, St. Agnes, TR5 0XS

Guide Price £90,000

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The Property

Presented to a high standard is this two double bedroom property that is perfect for those looking to acquire themselves a Cornish holiday home/bolthole on the popular Perran View Holiday Park, midway between the coastal villages of St Agnes and Perranporth.

The property offers comfortable family living accommodation with open plan kitchen/diner & sitting room and family bathroom as well as the two double bedrooms. To the outside you have a patio area to the front where you can sit and enjoy the open outlook and there is the added benefit of a door from the kitchen to the rear of the home, which is perfect for sitting out or bins store.

The Site

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, 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 & arcade machines. The property is suitable for all year use, with site facilities remaining open for ten months of the year.

The Property

Occupying a desirable position, close to the main site complex, this well-presented holiday home offers comfortable and spacious living accommodation and would make an excellent Cornish getaway or investment opportunity. Tastefully decorated throughout, the property benefits from high-efficiency electric heating and uPVC double glazing throughout. There is a small patio to the front and communal garden to the rear.

Open plan living room/Kitchen

Landing

Bedroom

Bedroom

Bathroom

Outside of the property

Directions

Sat Nav: TR6 0XS
What3words: ///mouse.envisage.outfit

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1990
Construction Type: Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: A/business Rates
EPC: E49
Tenure: Leasehold
£1776.10 service charge
£565.55 water & sewerage
£335.53 road charges
965 years remaining of the 999yr long lease

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



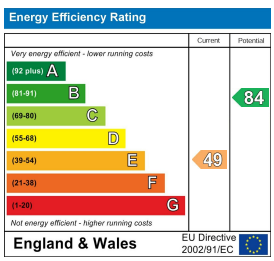
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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