



**1 Holywell View, Newperran Holiday Resort,
Goonhavern, Newquay, TR8 5QJ**

Guide Price £75,000



Situated on the popular Newperran Holiday Resort is this Carnaby Glenmore Lodge, a 13ft x 40ft two double bedroom holiday home with distant views of Holywell Bay.

The lodge comes complete with all its furnishings and provides a real home from home, with finishing touches such as brushed chrome light switches and power points and the benefit of fibre broadband connected.

You enter the lodge via decking from the side in to the open plan living room. The kitchen/dining area has a good range of cupboards and wraparound work surfaces providing plenty of food prep space. The lounge area is bright and airy with French doors and fixed side windows looking out to the deck, with views of the countryside and glimpses of Holywell Bay in the distance.

The master bedroom is situated to the rear with a good range of fitted furniture and king size bed with gas strut lift up mechanism providing handy storage. There is an en suite shower room with WC, the second bedroom has twin beds and fitted wardrobe. A further shower room with WC completes the accommodation. There is LPG piped gas central heating and Pvcu double glazing.

Externally there is an enclosed sun deck enjoying countryside views with glimpses of Holywell Bay in the distance. There are two parking spaces to the side.

You may purchase this holiday home for leisure purposes and whilst it can be used 12 months a year it cannot be used as your main residence. You are able to get fibre broadband to the property which is currently included in the pitch fee.

Newperran is situated approximately 10 minutes drive from Perranporth. The resort has an indoor swimming pool, bar and restaurant, arcade, laundry, children's play area and dog walk. There are local shops in Goonhavern for your everyday essentials with supermarkets in Newquay, Redruth & Truro.

Steps up to enclosed deck with gate giving access to:

Pvcu double glazed entrance door.

LIVING ROOM 7.041m x 3.870m (23'1" x 12'8")

Open plan living room with kitchen/dining area as you walk in fitted with a range of base units and drawers under square edged work surfaces and upstands, matching wall cupboards, integrated fridge/freezer, slimline dishwasher and washing machine, Belling gas oven and grill with four ring hob and cooker hood over, microwave, inset stainless steel sink unit with mixer tap and single drainer, double glazed window to side with fitted blind and views over fields, wine rack, open display shelves double cupboard with coat hooks and housing the LPG boiler for central heating and hot water, door to inner hall, double glazed window to side, radiator.

SITTING AREA: Feature decorative fireplace with electric wood burner style fire, double glazed windows to sides, French doors with fixed side screens lead to decking enjoying distant views towards Holywell Bay, radiator.



INNER HALL

Radiator, inset ceiling lighting.

MASTER BEDROOM 3.319m x 2.547m (10'11" x 8'4")

Fitted with a range of bedroom furniture including triple wardrobe, drawers, dressing table and bedside cabinets, king size bed with storage under, bedside lights, TV point, radiator, double glazed window to side, inset ceiling lighting.

EN SUITE

White suite comprising double shower cubicle with glazed screen and door, mains shower, low flush WC, wash hand basin with mixer tap and cupboard under mirror and shelves over, wall mounted storage cupboard, extractor fan, radiator, double glazed window to side, inset ceiling light.

BEDROOM TWO 2.682m x 1.999m (8'9" x 6'6")

Twin room with fitted wardrobe and drawers under, dressing area with shelving and mirror, twin beds with matching headboards and bedside cabinet, double glazed window to side enjoying countryside views, inset ceiling lights, radiator.

SHOWER ROOM

White suite comprising double shower cubicle with glazed screen and door, seat and mains shower, low flush WC, wash hand basin with mixer tap and cupboard under mirror and shelves over, extractor fan, radiator, double glazed window to side, inset ceiling light.

EXTERNAL

There is a wrap around deck to two sides with walkway giving access to main deck area with views over the countryside and Holywell view in the distance.

PARKING

There is private parking to the side for two cars.

IMPORTANT INFORMATION

This is a holiday resort and you are able to use it 12 months of the year however, owners are not permitted to use it as their main home.

The holiday home comes with the remainder of a 20 year licence from 2022. Buyers will need to complete paper work with the resort, go through terms and conditions and provide proof of address for main residence.

You will also be able to discuss any questions that you have about the resort. The resort currently closes over the winter period but you are able to use the holiday home 12 months a year. If you decide to sell the holiday home in the future then 15% of the sale price plus VAT is payable to the park.

COSTS

There is an annual pitch fee of £6400 for 2023. In addition there will be a charge for rates and water. (£171.10 for 2022) There is metred electricity and LPG gas and owners get billed twice a year. The unit also has fibre broadband connected which is currently included in the pitch fee.



SERVICES

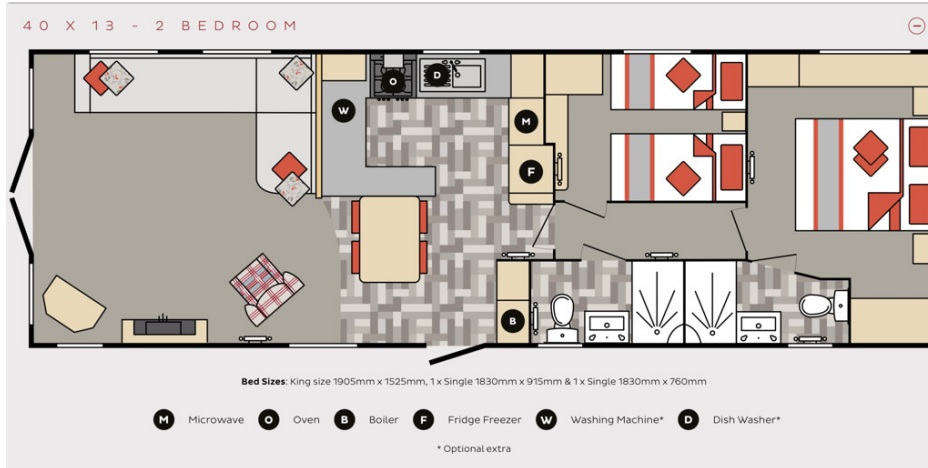
Mains electric, LPG, water and drainage.

TENURE

Leasehold

VIEWING

Strictly by appointment with Kirby Estate Agents.



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Kirby Estate Agents

4 Market Road Tavistock PL19 0BW

Call: 01822612010

Web: www.kirbyestateagents.co.uk

Email: sales@kirbyestateagents.co.uk

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Floorplans: Are for guidance only and must not be relied upon as a statement of fact.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	0	0
England, Scotland & Wales	EU Directive 2002/91/EC	