



52 The Dunes Haulfryn , Praa
Sands Holiday Village, Praa Sands,
Cornwall, TR20 9SH







52 THE DUNES HAULFRYN , PRAA SANDS HOLIDAY VILLAGE, PRAA SANDS, CORNWALL, TR20 9SH

ASKING PRICE £47,500 LEASEHOLD

A two bedroom lodge on this popular holiday development, enjoying a private veranda, with full use of the park's clubhouse and leisure facilities, within walking distance of the beautiful beach of Praa Sands.

- * MAIN BEDROOM WITH EN SUITE * SECOND BEDROOM * OPEN PLAN LIVING SPACE *
- * SHOWER ROOM * PRIVATE PARKING * DECKED AREA * PURCHASED FULLY FURNISHED *
- * DOUBLE GLAZING * GAS CENTRAL HEATING * 12 MONTHS HOLIDAY OCCUPANCY *
- * VIEWING ESSENTIAL * EPC = TBC * COUNCIL TAX BAND = RATED FOR BUSINESS *

For those looking for an investment or private holiday home we strongly recommend that you look at this two bedroom detached holiday home, located close to the south coast, within easy reach of Praa Sands, restaurants and independent shops and with easy access to the other towns, villages and coastline.

Double glazed door to:

OPEN PLAN LIVING SPACE: 18' 10" x 11' 8" (5.74m x 3.56m) Stainless steel sink with mixer tap and drainer, New World gas oven and hob, extractor fan, range of base and wall mounted cupboards, integrated fridge and freezer, two double glazed windows to the rear, two double glazed windows to the front and two to the side, two radiators, electric fire.

INNER HALLWAY: Radiator.

MAIN BEDROOM (DOUBLE): 9' 8" x 7' 9" (2.95m x 2.36m) Double glazed window to the front, radiator, built in storage.

EN SUITE CLOAKROOM: With low level WC, wash hand basin, double glazed opaque window to the rear, radiator.

BEDROOM TWO (TWIN) 9' 7" x 5' 5" (2.92m x 1.65m) Double glazed window to the rear, radiator, built in storage.

SHOWER ROOM: With shower cubicle, low level WC, wash hand basin, opaque double glazed window to the front, radiator, cupboard housing the wall mounted boiler.

OUTSIDE: To the front of the property, private parking space, garden laid to lawn with steps up to the private veranda to the front and side encompassing an area ideal for al fresco dining.

SERVICES: Mains electricity, gas and water.

AGENTS NOTE: This property has all year round holiday occupancy but must not be used as a main residence. On resale of this property a 15% fee is payable to Praa Sands Holiday Village. Ground rent: currently is £5,710 p/a this includes general exterior, external ground maintenance and grass cutting as well as access to and full use of the leisure facilities. Council tax is also included in this cost. Our client tell us that the lease expires in 2031, thereafter the property is inspected by the freeholders and, if everything is acceptable, a further 5 year lease is provided.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. 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 FINANCE: 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.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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