



26 Park View, Kelynack Caravan
& Camping, St Just, Cornwall,
TR19 7RE







26 PARK VIEW, KELYNACK CARAVAN & CAMPING, ST JUST, CORNWALL, TR19 7RE

GUIDE PRICE £195,000 FREEHOLD

A beautifully presented and fully furnished two year old 40ft x 20ft Parkview Victory Leisure Home situated in a popular location offering spacious accommodation throughout for over 50s only.

*** APPROXIMATELY 2 YEAR OLD LODGE * UPVC DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** FULLY INTEGRATED APPLIANCES * FULLY FURNISHED * PARKING * VERANDA ***

*** VALLEY LOCATION * NO ONWARD CHAIN * EPC = EXEMPT ***

*** COUNCIL TAX BAND = A * APPROXIMATELY 68 SQUARE METRES ***

A beautifully presented and fully furnished 40ft x 20ft Parkview Victory Leisure Home constructed approximately 2 years ago offering spacious accommodation to comprise of two double bedrooms, one of which being ensuite, an open plan spacious lounge/kitchen/dining room and a Jack and Jill bathroom. There is residents parking and a sunny veranda off the dining room, perfectly suited for alfresco dining. The park itself is situated approximately one mile from the bustling town of St Just and approximately 5 miles from the beautiful sunny beaches of Sennen. The property has full 12 month residential occupancy with an age restriction of occupiers to be over 50 with a ground rent and service charge of approximately £2,875.60 per annum.

EXTERNAL STEPS LEADING TO REAR TERRACE: With double glazed doors opening to:

UTILITY ROOM: UPVC double glazed window to the rear, range of base and wall mounted units with work surface over, single bowl stainless steel sink unit, integral washin machine and freezer, radiator, cupboard housing boiler. Door to:

HALLWAY: Access to the loft, radiator, built in cupboard. Opening to:

OPEN PLAN LIVING / KITCHEN / DINING ROOM 19' 4" x 16' 9" maximum (5.89m x 5.11m)

LIVING AREA: Dual aspect windows to the rear and side overlooking the veranda, living flame electric fire to one wall, tv point, vaulted ceiling.

KITCHEN / DINING AREA: Patio doors onto the veranda, two double glazed windows to the front and Velux skylight, radiator, base and wall mounted units with work surfaces over, integral electric oven, microwave, induction hob with extractor fan over, one and a half bowl stainless steel sink unit, integral fridge, freezer and dishwasher.

BEDROOM ONE: 12' 9" x 9' 4" maximum (3.89m x 2.84m) Two double glazed windows to the front, radiator, inset spotlights, range of bedroom furniture to include wardrobes, bedside table and dressing table. Door to:

ENSUITE BATHROOM: Double glazed window to the front, w.c., vanity wash hand basin, shaver socket, heated towel rail, extractor fan, bath with mixer shower over.

BEDROOM TWO: 9' 4" x 9' 2" (2.84m x 2.79m) Three windows to the side, radiator, range of built in furniture to include beds, bedside tables etc. Door to:

SHOWER ROOM: Double glazed window to the rear, heated towel rail, vanity wash hand basin, walk in mains shower cubicle, shaver point, extractor fan, door into main hall.

OUTSIDE: South facing decking area, ideal for alfresco dining.

DESIGNATED PARKING SPACE

SERVICES: Mains water, electricity and drainage. Bottled gas for heating.

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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