

44 The Dunes Praa Sands Holiday Park

Praa Sands, Penzance, TR20 9SH





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Welcome to this charming holiday lodge located in Praa Sands Holiday Park which is just a short walk from the beach, local shops and bars. Open plan social living space with two bedrooms and parking. This lodge offers not only a convenient location but also access to excellent facilities that will surely enhance your holiday experience. Whether you're looking to soak up the sun on the sandy shores or take a leisurely stroll along the coastline, this property provides the ideal base for your seaside retreat.

Parking is made easy with a designated space available, ensuring that you can easily come and go as you please during your stay. Don't miss out on the opportunity to own this lovely holiday lodge in Praa Sands, where the beach is just a stone's throw away and relaxation awaits at your doorstep.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price - £39,000

Location

The holiday park is situated in Praa Sands which is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltering dunes, after a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset. The village also boasts a couple of great places to enjoy a drink and something to eat with a panoramic view of the sea.

Accommodation

Open Plan Living Room/Dining Room & Kitchen

Inner Hallway

Bedroom One with En-Suite WC

Bedroom Two

Bathroom

Outside

Raised decked seating area.

Parking

One space.

Services

Electricity, water, sewerage & LPG all connected and billed annually to the owner.

Restrictions

We have been advised that the property cannot be used as a main residence and is for holiday use only.

Facilities

We have been advised that the owners have access to the swimming pool and gym, 9 hole golf course and use of the Boathouse Bar & Restaurant.

Lease Information

Our clients advise that the length of the lease is 15 years from July 2017.





Pitch Fees

We have been advised that pitch fees are reviewed annually and are due by the 1st March. The band for 2024/25 season is currently £6,530 payable to Haulfryn Holidays. Electricity and LPG are metered and invoiced direct to the owners, this is also reviewed annually. Local authority, water rates, refuse and admin fee is currently £594.67 per annum.

Council Tax

We have been advised that there is no council tax payable.

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

