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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









22 St Piran's Close, Perranporth, TR6 0AQ

Offers invited £7,950

** NEW TO THE MARKET THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT ** ST PIRAN'S CLOSE, PERRAN SANDS, CORNWALL ** We work and serve the private owners in the marketing of this holiday home ** OFFERS IN THE REGION OF £7,950 (ALL SENSIBLE CASH FUNDED OFFERS CONSIDERED) An excellent family Three bedroom " 2010 Abi Sunrise " holiday home situated in this most desired location in Cornwall within a short walk to the wonderful sandy beach ** Large corner plot with tarmac parking space and sun patio ** Fully furnished and equipped and sold as seen ** Please contact us on 01395 720022 to book your accompanied viewing ** AVAILABLE NOW WITH NO CHAIN ** www.sarah-dunn.co.uk www.zoopla.co.uk www.primelocation.com

GENERAL DESCRIPTION



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GENERAL LOCATION



Situated in an ideal location for children, ramblers and dog walkers being surrounded by the sand dunes and coastal path to St Agnes and Holywell Bay, The path to the beach and the park's facilities are within 5 - 10 minutes walk. The dunes provide a fun area for children. Situated on the rugged north Cornish coast, Perranporth is approximately eight miles west of Truro and eight miles south of Newquay, located within easy reach of the A30 and all Cornwall's attractions.

HAVEN PERRAN SANDS HOLIDAY PARK



There is much to do at Perran Sands well stocked with various food outlets to include (coming soon) Slim Chickens and Papa Johns plus the Surf Bay Cafe, fish & chips plus ice cream and a mini market. This family park has activities to suit the whole family plus two heated swimming pools. There is a privately owned beach and surf school and an activity hub for all your sports and leisure activities. The traditional seaside Town of Perranporth is just a short drive away.

ADDITIONAL INFORMATION



This caravan was purchased by the existing owners in 2008. This means that the caravan is now on a rolling license with the current owners. We are informed that the caravan can remain sited for the life of the caravan subject to complying with the licence. Please contact the Haven Sales office at Perran Sands for more information regarding this lease upon purchase, The new site fees for the new owners have been quoted as £10,715 this is in addition to the asking price of the caravan. We market the caravan on behalf of the existing owners. The land (pitch) that the caravan occupies is owned by the park owners "Haven Holidays" the new license will be the legal responsibility of the new owners and Haven Holidays. Perfect for many family holidays throughout the year.
If you are looking to rent out the caravan

the letting potential is approximately £1200 per week in the peak season. Owners can stay for 60 days before a 24 hour break. Holiday makers can stay for 28 days before a 24 hour break. THE CURRENT OWNERS HAVE APPROXIMATELY £3000 WORTH OF HOLIDAY BOOKINGS CURRENTLY BOOKED WHICH CAN BE INHERITED WITH THE SALE. THE CURRENT OWNERS ALSO HAVE A CURRENT CHANGE OVER CLEANING COMPANY AND OVEN CLEANING COMPANY WHICH THE SERVICES OF CAN ALSO BE INHERITED APON THE SALE.

KITCHEN



KITCHEN



LOUNGE/DINING ROOM



LOUNGE



LOUNGE



MASTER BEDROOM



INNER HALLWAY

MASTER BEDROOM





BEDROOM 2



BEDROOM 2

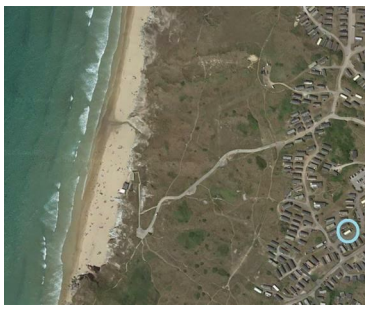


FAMILY SHOWER ROOM

FAMILY SHOWER ROOM

OUTSIDE





GENERAL LOCATION

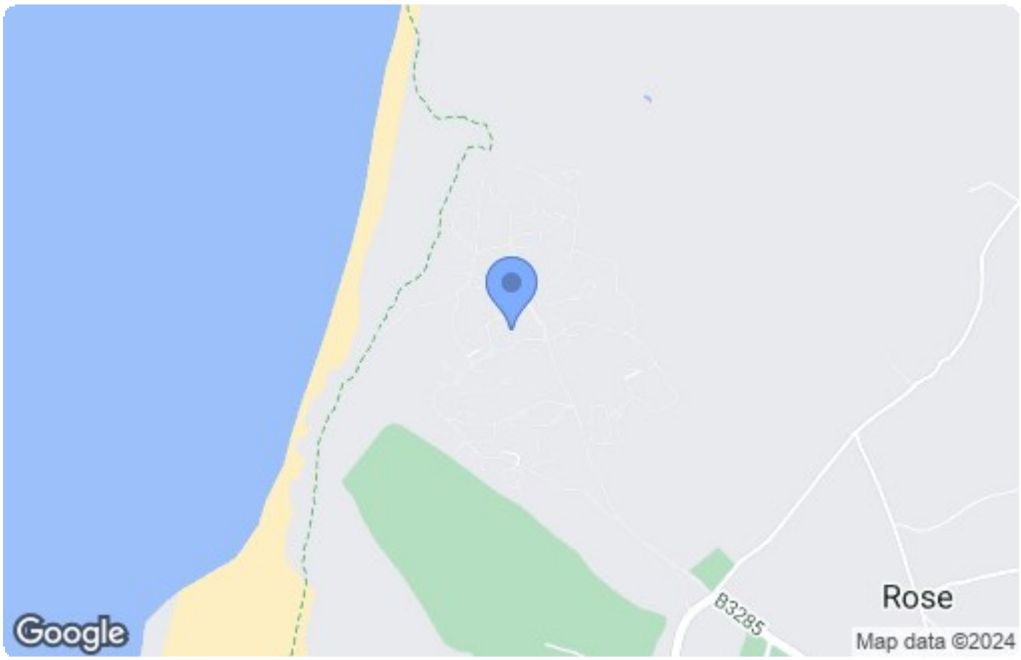


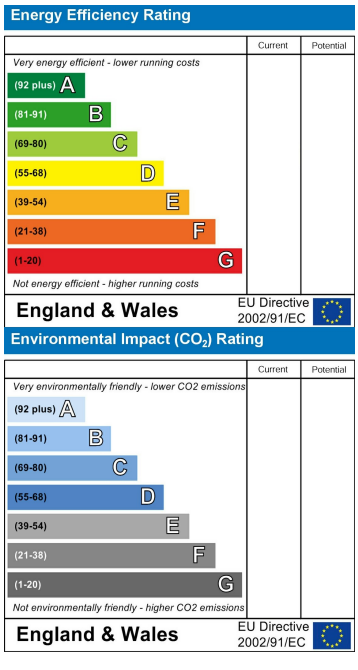
GENERAL LOCATION



FLOOR PLAN







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