

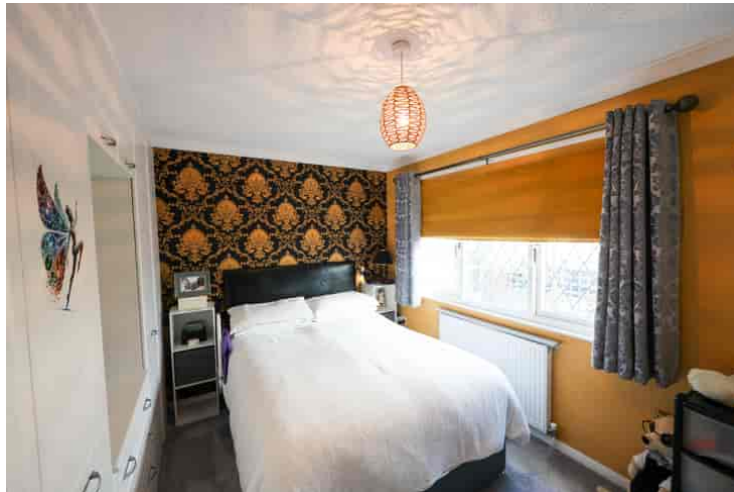
ST MERRYNN PARK, ST MERRYNN, PADSTOW

PRICE £120,000



FOR SALE A WELL PROPORTIONED MOBILE HOME SITUATED ON THE LEVEL WITHIN THIS POPULAR AND ESTABLISHED HOLIDAY HOME SITE.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

For sale a well proportioned mobile home situated on the level within this popular and established holiday home site. Key features

Living Room/Dining Room, Kitchen Two Bedrooms, bathroom, En suite Shower Room, uPVC Double Glazing, Gas central heating, Driveway Parking for One Car, Front garden, side patio and Rear Garden gravelled area

The facilities on the site include shop, public house and restaurant, tennis court and amenity area. For further shopping facilities the popular village of St Merryn is approximately 1¼ miles distant offering a range of shops, restaurants, pubs, doctors surgery, vets, garage and church.

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St Merryn has coined the phrase "Seven bays for Seven days" due to its proximity to seven of North Cornwall's finest sandy and surfing beaches.

The championship golf course of Trevose is approximately 2½ miles distant and the harbour town of Padstow is within 5 miles and offers a further range of amenities excellent dining opportunities.

Room Descriptions

Living Room

19' 6" x 11' 3" (5.94m x 3.43m) plus bay areas, radiator, UPVC window, leaded light French doors leading to a timber decked patio area, window to the side, coved ceiling and door through to the kitchen.

Kitchen

13' 3" x 9' 6" (4.04m x 2.90m) panelled part glazed leaded light UPVC door to the side, space and plumbing for dishwasher and washing machine. Attractive high gloss white fronted units with cupboard housing a Worcester gas fired LPG boiler, space for cooker, and fridge/ freezer plus fridge/freezer concealed in full height unit, extractor fan and radiator, door leading to inner hallway.

Inner Hallway

central heating control and built in shelf cupboard, smoke detector.

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m) radiator, built in airing cupboard, with space for tumble dryer, radiator and shelving, window to the side, panelled bath, low level WC, wash hand basin.

Bedroom 1

9' 5" x 12' 6" (2.87m x 3.81m) full range of fitted wardrobes, consisting of 2 x double wardrobe cupboards and vanity unit with chest of drawers, storage locker above, window to the side, radiator and second double storage cupboard.

Bedroom 2

12' 2" x 9' 6" (3.71m x 2.90m) built in double wardrobe cupboard, radiator leaded light window to the rear, door into ensuite.

Ensuite

6' 5" x 5' 4" (1.96m x 1.63m) radiator, window to the side, extractor, low level WC, wash hand basin, vanity unit with shower cubicle with main shower.

Outside

To the front - large gravelled area, with a slightly raised timber deck patio, tarmac drive to the right, to the left there is a wood gate leading to further gravelled areas which has some storage containers.

To the side - attractive grey large patio with wooden trellis fencing small rockery, further decked area with a summerhouse.

To the side/ rear - golden chipping area and access to useful concrete shed.

Agents Note

Pitch fees are £2600 per annum (tbc for 2026)

70 years left on the lease