



277 Oakleigh Bungalows, St Ives
Holiday Park, Lelant, St. Ives,



Marshall's

ESTATE AGENTS

277 OAKLEIGH BUNGALOWS, ST IVES HOLIDAY PARK, LELANT, ST. IVES, TR26 3HX

OFFERS IN THE REGION OF £70,000 LEASEHOLD

*** TWO BEDROOMS * OPEN PLAN LIVING SPACE ***

*** SHOWER ROOM * DOUBLE GLAZING * USE OF ALL FACILITIES**

*** IDEAL INVESTMENT OR HOLIDAY HOME * VIEWING ESSENTIAL ***

*** WOODLAND SETTING * EPC = E ***

A detached two bedroom holiday bungalow on this popular site, within easy reach of all local beaches, including St Ives and Hayle. Positioned to enjoy its woodland surroundings, all onsite facilities, including bar, restaurant and indoor pool, this would make an ideal second home or investment.

DOUBLE GLAZED DOOR TO

OPEN PLAN LIVING SPACE

LOUNGE/DINER 14' 8" x 11' (4.47m x 3.35m)

Double glazed window to the front, wall mounted electric heater.

KITCHEN AREA 7' 5" x 5' 3" (2.26m x 1.6m)

Double glazed window to the rear, stainless steel sink with mixer tap and drainer, electric oven and hob, extractor fan. Wall mounted and base units, complementary tiling, fridge/freezer, tiled floor.

BEDROOM ONE 8' 7" x 7' 7" (2.62m x 2.31m)

Double, double glazed window to the side, electric heater, wardrobe.

BEDROOM TWO 8' 7" x 7' 8" (2.62m x 2.34m)

Twin, double glazed window to the side, electric heater, built in storage.

SHOWER ROOM 6' 8" x 4' 5" (2.03m x 1.35m)

Shower cubicle, low level W.C., wash hand basin, opaque double glazed window to the rear, tiled floor, extractor fan.

SERVICE CHARGE

Ground rent, road charges, sewerage, water, we have been verbally informed by the owner that the cost for 2023 was £2,321.00 Plus VAT

TENURE

Remainder of 999 year lease, set up in the 1980's.

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



www.marshallspz.co.uk

