



240 Treva Croft, St. Ives Holiday
Village, Lelant, St. Ives, Cornwall,



Marshall's

ESTATE AGENTS







240 TREVA CROFT, ST. IVES HOLIDAY VILLAGE, LELANT, ST. IVES, CORNWALL, TR26 3HX

OFFERS IN EXCESS OF £59,950 LEASEHOLD

*** TWO BEDROOM HOLIDAY HOME * SHOWER ROOM * OPEN PLAN LIVING SPACE ***

*** DOUBLE GLAZING * USE OF ALL ON SITE FACILITIES * RESTRICTED HOLIDAY USE ***

*** EPC = F * COUNCIL TAX BAND = A * ON SITE PARKING ***

*** APPROXIMATELY 33 SQUARE METRES ***

A two bedroom end chalet on this popular site set in a very pleasant wooded area within easy reach of St Ives and Hayle. An elevated position to fully enjoy its location, conveniently situated to benefit from the use of all on site facilities including swimming pool, bar, restaurant and shop, the property is sold to include fixtures and fittings. For those looking for a second home or investment property, we would highly recommend an early appointment to view.

DOUBLE GLAZED DOOR TO:

OPEN PLAN LIVING SPACE: 18' 11" x 9' 2" (5.77m x 2.79m) Two double glazed windows to the front, tiled flooring, exposed granite feature wall, sink with mixer tap and drainer, electric oven and hob, extractor fan, matching range of wall and base cupboards, fridge, complementary tiling.

INNER HALLWAY: Access to the loft, airing cupboard housing hot water cylinder.

BEDROOM ONE (DOUBLE): 9' 0" x 7' 0" (2.74m x 2.13m) Double glazed window to the rear, wardrobe.

BEDROOM TWO (TWIN): 9' 0" x 7' 0" (2.74m x 2.13m) Double glazed window to the rear, wardrobe.

BATHROOM: Panelled bath with separate shower over, low level w.c., vanity sink unit with cupboard under, opaque double glazed window to the rear, fully tiled walls.

SERVICE CHARGE AND GROUND RENT: Ground rent: £150 pa. Service charge: £3,000 pa.

AGENTS NOTE: We checked the phone signal with EE which was intermittent. The property is constructed of a mixture of granite and block under a tiled roof. We understand from Openreach.com that broadband is available to the site but it is not clear if you can get a connection to the property.

LEASE: Remainder of 999 year lease setup in 1990.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: Via What3Words ///pram.elders.downfield

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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