

CHRISTOPHERS

ESTATE AGENTS



Beautifully presented one bedroom chalet style holiday property situated on a very well regarded complex on The Lizard Peninsula.



The Trevelyan Holiday Home complex is conveniently situated for exploring the unspoiled beauty and charm of the stunning coastline and countryside that makes The Lizard Peninsula such a popular destination. With communal lawned grounds to enjoy and an informal parking area, the property would seem well suited for those looking for a relaxing bolthole in this unspoilt part of Cornwall, or could equally be used for holiday letting.

The Lizard Peninsula with its dramatic coastline has been designated as an area of outstanding natural beauty, close by there are sandy beaches, the South West coastal footpath and the magnificent sailing waters of the Helford River are within easy reach. The Lizard village itself is a short drive away and has a range of amenities that include a post office, food stores, and butchers and there are also a number of well regarded public houses and restaurants. The property is situated moments from the Windmill Farm Nature Reserve nearby.

Recently refurbished and enhanced throughout by the current owners, the property benefits from a contemporary fitted kitchen, a well appointed fitted shower room, stylish grey laminate flooring throughout and double glazing.

The accommodation comprises a lounge, kitchen, shower room and a bedroom. Outside there is a large communal parking area together with pleasant areas of well maintained communal grounds to enjoy.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED UPVC DOOR TO

LOUNGE 2.77M X 2.59M (9'1" X 8'6")

With contemporary grey laminate flooring, large window to the front aspect and openings to the bedroom and kitchen.

KITCHEN 2.03M X 1.65M NARROWING TO 1.30M (6'8" X 5'5" NARROWING TO 4'3")

Comprising a lovely modern fitted kitchen with grey high gloss base units with white roll top working surfaces over incorporating a sink with drainer and mixer tap over, Beko electric hob and Beko electric oven under. There is space for a fridge/freezer, attractive white "Metro" style tiled splashbacks, spotlighting arrangement, grey laminate flooring, a new water heater, a window to the front aspect and an opening to

SHOWER ROOM

Nicely appointed with corner shower cubicle with easy clean surfaces, electric shower, low level w.c., contemporary wash hand basin with Monoblock mixer tap over and shelved cupboards under. There is a wall mounted towel rail, extractor fan, grey laminate flooring, attractive pendant light, raised storage cupboard with shelf and electric consumer unit. Obscured window to the rear.

BEDROOM 2.59M X 1.85M (8'6" X 6'1")

With attractive grey laminate flooring and window to the rear aspect.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE ONE

We are advised the ground rent is currently approximately £700 per year and includes: waste, sewerage, site lighting, site maintenance and any mortgage repayments for the freehold land. Ground rent is paid to Trevelyan Holiday Homes Limited the owner of the freehold title.

AGENTS NOTE TWO

The water is metered and there is a sewerage charge included in the ground rent. There is a coin fed machine for paying for electricity

AGENTS NOTE THREE

We are advised that the property cannot be used or occupied as your main residence.

DIRECTIONS

From Helston take the A3083 towards The Lizard, just before the turning to Cadgwith/Ruan Minor/Kennack Sands turn right into Trevelyan Holiday Homes by our For Sale board. Take the first right and follow the road around to your left and the property will be found a short distance along on the right hand side.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

COUNCIL TAX BAND

Council Tax Band A.

DATE DETAILS PREPARED

13th February 2023

11 TREVELYAN HOLIDAY HOMES PREDANNACK, THE LIZARD, CORNWALL, OFFERS IN EXCESS OF £69,950

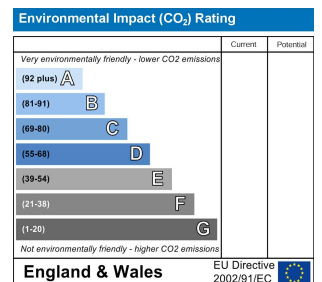
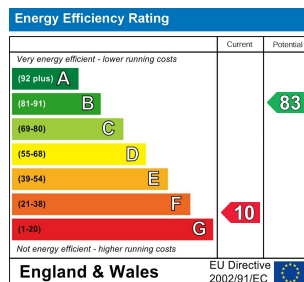
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