

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a nicely presented two bedroom, chalet style holiday property on a well regarded complex situated on The Lizard Peninsula.



The Trevelyan Holiday Home complex is conveniently situated for exploring the unspoilt beauty and charm of the stunning coastline and countryside that makes The Lizard peninsula such a popular destination.

Enjoying a pleasant outlook over communal lawned grounds and with an informal parking area, 'The Shrimps' would seem well suited for those looking for a bolt hole in this lovely part of Cornwall or those wishing to continue its current use as a holiday let.

The Shrimps has the added bonus of owning a share of the Freehold and the residual value that is associated with that.

Tastefully presented and much enhanced during the current owner's tenure, the accommodation offers a nice open plan sitting / dining room, a kitchen, two bedrooms, a shower, room and a cloakroom. The property benefits from double glazing.

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 ACCOMMODATION COMPRISES (DIMENSION APPROX)

##### ENTRANCE DOOR TO

##### OPEN PLAN LOUNGE/DINING ROOM 4.70M X 2.74M (15'5" X 9')

An attractive open plan living space with wood effect vinyl flooring, a Creda electric night storage heater, a window to the side, aspect, doors, off to both bedrooms and an opening to

##### KITCHEN 2.03M X 1.68M MAXIMUM MEASUREMENTS (6'8" X 5'6" MAXIMUM MEASUREMENTS)

With a modern fitted kitchen with contemporary wood effect working surfaces, incorporating a sink with mixer tap over and drainer and an electric induction hot plate. There are base units below, wall cupboards, a space for a fridge, useful shelving, partially tiled walls, a window to the front aspect, vinyl flooring and a sliding door to

##### SHOWER ROOM

Comprising a tiled corner shower enclosure with sliding doors and an electric shower, a pedestal wash handbasin with tiled splash back, an electric towel rail, vinyl flooring and a frosted window to the rear aspect. Sliding door to

##### CLOAKROOM

With a lever flush w.c and a frosted window to the rear aspect.

##### BEDROOM ONE 2.24M X 1.88M (7'4" X 6'2")

Having a window to the rear aspect and a pleasant outlook over lawned communal grounds.

##### BEDROOM TWO 2.34M X 1.88M (7'8" X 6'2")

With a window to the rear and a pleasant outlook beyond.

##### OUTSIDE

To the front there is a pleasant and well tended lawn area with informal parking for one vehicle. To the rear lies a lovely open lawned area with a nice outlook. All the chalets have the use of the well-kept communal gardens.

##### AGENTS NOTE ONE

The property is Leasehold and has the remainder of a 99 year lease which, we understand, was granted in 1981.

##### AGENTS NOTE TWO

We are advised that the property can only be occupied for a maximum of six consecutive weeks by the same person. We are further advised that there is a ten month occupancy restriction on the property which we understand operates between 1st April and 31st January each year.

##### AGENTS NOTE THREE

We are advised that the ground rent is currently circa £784 per annum and includes: waste , sewerage, site lighting, site maintenance and mortgage repayments for the freehold land. Ground rent is paid to Trevelyan Holiday Homes Limited the owner of the freehold title and the owners of this property, along with a number of other chalet owners, are shareholders in the company. Electricity is by direct supply and is paid to the energy company based on meter readings unlike many that rely on a coin fed meter.

#### AGENTS NOTE FOUR

The water is metered and there is a service charge included in the ground rent.

#### AGENTS NOTE FIVE

We are advised that The Shrimps is being sold with the benefit of the current contents and furnishings.

#### SERVICES

Mains water and electricity. Private drainage.

#### VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

#### DIRECTIONS

From Helston take the A 3083 towards The Lizard. Continue past the Mullion turning and the holiday park on the left hand side. Continue along and 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, towards the communal parking area where the property can be found on the right hand side.

#### COUNCIL TAX BAND

Business rates

#### ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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.

#### DATE DETAILS PREPARED

5th September 2023

# THE SHRIMPS, 3 TREVELYAN HOLIDAY HOMES, PREDANNACK, THE LIZARD, PRICE GUIDE £79,950

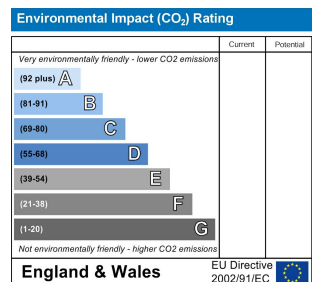
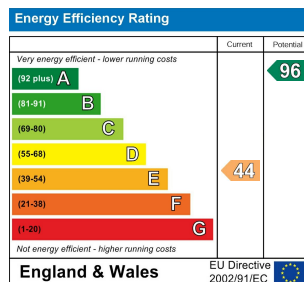
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