



St Ives Holiday
Village
Lelant
St. Ives

Asking Price £42,500

- Open Plan Living
- 3 bedrooms
- Master En Suite
- Sun terrace
- Disabled access
- Great Investment Opportunity
- Located on a Sought After Site
- To Be Sold Fully Furnished
- Viewing Advised



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Tenure - Leasehold

Council Tax Band - A

Floor Area - sq ft



Entrance

The property can be accessed via the steps to the side or via the disability ramp that leads up into the veranda. Double glazed front door opening into:

Lounge Kitchen Dining Room

16'01 x 11'10 (4.90m x 3.61m)

Within the kitchen area is vinyl flooring, Storage cupboard housing the gas boiler and a fitted fridge and freezer. Radiator. A range of base level units and drawers offering rolled edge work surfaces above incorporating a stainless steel sink drainer with mixer tap above. Recess housing a gas cooker with a glazed splashback and extractor fan above. Double glazed window to the side aspect. Eye level units with an integral microwave. The lounge dining area offers a carpet. Fitted bench and sofas that covert into a bed. Fitted gas fire. Double glazed patio doors opening out onto the veranda. Double glazed windows to the side aspect.

FRom the kitchen area is a doorway accessing the inner hallway which gives access into:

Bedroom

7'11 x 5'08 (2.41m x 1.73m)

Carpet. Radiator. Double glazed window to the side aspect. Fitted twin beds with box cupboards and shelving above.

Bedroom

6'07 5'06 (2.01m 1.68m)

Carpet. Radiator. Double glazed window to the side aspect. Twin beds. Fitted cupboards.

Master Bedroom

11'08 x 7'01 (3.56m x 2.16m)

Carpet. Radiator. Double glazed window to the rear aspect. Fitted wardrobe and drawers along with a dressing table with vanity mirror above. Fitted double bed with box cupboards and shelving above. Door into

En Suite W/c

Vinyl flooring. Dual flush low level W/c. Pedestal hand wash

basin. Radiator. Obscure double glazed window to the side aspect. Wall mounted cupboard.

Shower Room

Vinyl flooring. Dual flush low level W/c. Vanity hand wash basin set into a unit with cupboard below and vanity mirror above. Shower with glazed doors and shower above of the mains. Wall mounted cupboard. Obscure double glazed window to the side aspect. Extractor fan.

Outside

Offering disability access via a ramp along with steps leading to the front door. To the side and front of the property is an enclosed sun terrace creating the ideal sapce to sit back and watch the world go by.

Agents Note

We are informed by our client that the site fees for 2023 were £4,095. Rates and water £600 p.a.. Insurance of the property is £213 and this is arranged via John Fowler. Approx £100 per year for the electric. and approx £460 for the LPG gas bottles. This information was correct at time of instruction.



Directions To Property

Coming from the A30. Follow the signs for St Ives. Proceed down the hill passing Doobies Garden centre and at mini roundabout proceed straight on. At next mini roundabout bear left and proceed along this road for approx 3 miles where the site entrance will be found on your right. Head into the site and at roundabout take the 3 exit right

Contact Us

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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	