

Kittiwake Cottage Franchis Holiday Park

Cury Cross Lanes, TR12 7AZ







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Kittiwake Cottage is a stunning single storey terraced holiday property, perfect for those looking for a peaceful and comfortable retreat. The open plan layout of the cottage provides a seamless flow between the living and kitchen areas, creating a spacious and inviting atmosphere. The living area provides a great space to relax and unwind and the kitchen is modern and functional, making it easy to prepare meals and entertain guests. Both bedrooms are well proportioned and exude comfort and style. The second bedroom also doubles as a study and features built in storage and the large shower room is light and easy to maintain. The property will be sold fully furnished and is ready and waiting for someone to relax, unwind and enjoy the surrounding countryside. One of the highlights of Kittiwake Cottage is its expansive decking area at the front of the property. Guests can enjoy the outdoors and soak up the sunshine while dining at the spacious table with chairs.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £100,000

LOCATION

Kittiwake Cottage is located on Franchis Holiday Park which is a small park of private holiday homes on Cornwall's beautiful Lizard Peninsula. The village of Mullion with its pubs, shops and harbour is only a short drive away as well as the sandy beaches of Poldhu, Polurrian & Kynance. Kittiwake Cottage makes a beautiful holiday home to retreat to and is perfectly placed for exploring the wonderful scenery of West Cornwall and all that the South Cornish coast has to offer.

ACCOMMODATION

Open plan Living Room/Kitchen
Shower Room
Bedroom Two/Study
Bedroom One

SERVICES

LGP gas, mains electricity, private water and drainage.

COUNCIL TAX BAND- A

AGENTS NOTE ONE

Prospective purchasers should be aware that there is an eleven month occupancy restriction on the property for holiday and recreational use only. Our client informs us that you can stay in Kittiwake for as many months of the year as you like, except February, as long as you can produce a recent community charge bill for your own main residence. The Lease says it must not be your main residence.

AGENTS NOTE TWO

This property is leasehold and has a 999 year lease which started in 2009. There is an





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

annual ground rent and maintenance charge of £2,072.40 (£1727 + VAT). There are additional charges of £100 per annum for insurance and an additional £150 per annum for water.

BROADBAND AND MOBILE PHONE COVERAGE

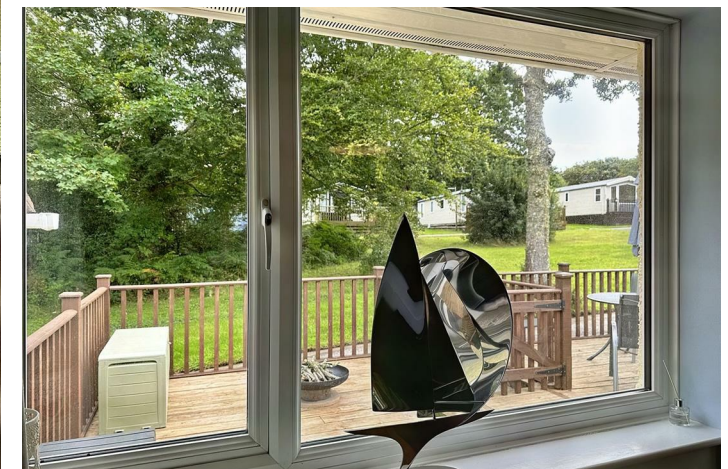
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

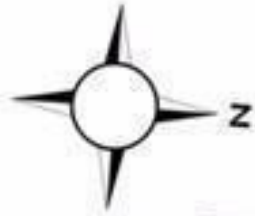
ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

It is a legal requirement that we receive verified ID 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 - PURCHASERS

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.





Kittiwake Cottage, Helston

Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 39.0 sq. metres (420.1 sq. feet)

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



Kittiwake
Cottage

