

Number Five, Dreams Of  
Cornwall, Treeve Lane, Connor















**ASKING PRICE £149,950 FREEHOLD**

- \* BRAND-NEW DELTA LANGFORD 40FT X 13FT STATIC HOLIDAY HOMES \***
- \* TWO BEDROOMS, BOTH WITH FITTED WARDROBES \***
- \* OPEN-PLAN LIVING, KITCHEN AND DINING AREA \* FULLY FURNISHED \***
- \* MODERN BATHROOM \* PROPANE GAS CENTRAL HEATING \***
- \* DOUBLE GLAZING THROUGHOUT \* PRIVATE PARKING SPACES \***
- \* DECKING AND LOW-MAINTENANCE GARDEN AREAS \***
- \* SITUATED ON THE EDGE OF CONNOR DOWNS \***
- \* 12-MONTH HOLIDAY OCCUPANCY \* EPC = EXEMPT \***

Situated on the edge of the popular village of Connor Downs are a select number of brand-new Delta Langford park homes. Each fully furnished property features a bright, open-plan living, kitchen and dining area, designed for modern, low-maintenance living. The kitchen is well-equipped, while the lounge and dining space provide a comfortable area to relax and entertain. There are two bedrooms, both with fitted wardrobes, plus a contemporary bathroom. Outside, each home will benefit from private parking, decking and low-maintenance garden areas, ideal for enjoying the outdoors. With 12-month holiday occupancy, these homes are perfectly suited as a year-round retreat, conveniently located close to local amenities, beautiful beaches and the many attractions of Cornwall.

**DOUBLE GLAZED DOOR TO:**

**OPEN PLAN LIVING / KITCHEN / DINING ROOM:** 24' 1" x 12' 6" overall (7.34m x 3.81m)

**LIVING AREA:** Double glazed patio doors and windows to the front and two to the side, electric fire with built in surround, radiator.

**KITCHEN / DINING AREA:** Range of base and wall mounted units, one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, built in fridge and freezer, double glazed window to the side, full height cupboard housing wall mounted boiler.

**INNER HALLWAY:** Radiator, doors to bedrooms and bathroom.

**BEDROOM ONE:** 12' 7" x 7' 9" maximum (3.84m x 2.36m) Range of built in wardrobes, double glazed window to the side, wall mounted bedside lamps, radiator.

**BEDROOM TWO:** 8' 0" x 5' 5" (2.44m x 1.65m) Built in wardrobe and wall mounted cupboards, radiator, tv point.

**BATHROOM:** 8' 5" x 4' 5" (2.57m x 1.35m) Panelled bath with mixer tap, shower attachment and glazed screen, wash hand basin with mirror unit over and storage under, heated towel rail, low level w.c., double glazed window to the side, extractor fan.

**OUTSIDE:** To the side of the property there is parking for one vehicle with an adjoining garden area and to the front of the property there will be a raised decked area.

**SERVICES:** Mains water and electricity. LPG bottles for heating and hob. Sewage treatment plant for the site.

**AGENTS NOTE:** We checked the phone signal with EE which was good.

We understand from Openreach.com that broadband is not yet available.

These park homes have are for 12 months holiday occupancy therefore cannot be your primary residence.

Upon resale, the owner of the property would be required to pay 10% of the sale price to the site owner from the proceeds.

**COSTS:** Council Tax: Exempt  
Ground rent: Approximately £150 pcm

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed in an easterly direction towards the A30, at the roundabout taking the second exit towards Connor Downs. Entering the village take the first left and follow the road passing over the bypass and after approximately 100 yards the entrance to the site can be found on your right hand side.

**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



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)