26 Trevelyan Holiday Homes Predannack, The Lizard, TR12 7AU

£89,950 Leasehold

CHRISTOPHERS
ESTATE AGENTS

26 Trevelyan Holiday Homes

- CHALET STYLE PROPERTY
- TWO BEDROOMS
- WELL REGARDED COMPLEX
- COMMUNAL GARDENS
- PARKING SPACE
- EPC - G12

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

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 has been refurbished and enhanced throughout during the current owners tenure and now presents as a well appointed, stylish & contemporary holiday property which should be viewed to fully appreciate. As such the property seems sure to find favour with discerning purchasers and is ideally suited for those looking for a relaxing bolthole in this unspoilt part of Cornwall, or could equally be used for holiday letting.

Situated on the fringe of this popular complex the mid terrace property enjoys a lovely sunny outlook with an attractive patio to the rear which would seem well suited to al fresco dining whilst enjoying the rural outlook beyond the lawned grounds.

Internally refinements include stylish grey wood laminate flooring, a modern fitted kitchen, a well appointed shower room and French doors which lead on to the patio and grounds to the rear.

In brief the accommodation provides an open plan sitting/dining room, a fitted kitchen, two bedrooms and a shower room. The property benefits from double glazing and the informal use of a parking area to the front.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

UPVC entrance door to

OPEN PLAN SITTING / DINING ROOM 15'5 x 9'1 (4.70m x 2.77m)

A nicely presented dual aspect room enjoying a sunny aspect and a contemporary feel throughout. There are french doors leading out to the rear patio and lawned grounds, a window to the front aspect, an electric heater (portable), coat hanging space, louvred storage cupboards and overhead storage, sliding doors off to both bedrooms and an obscure glazed multi panel door to the

KITCHEN 6'9 x 4'3 (plus recess) (2.06m x 1.30m (plus recess))

A modern and stylish fitted kitchen with contemporary quartz work surfaces, modern grey base units (one housing the water heater), a composite sink with quartz drainer area and swan's neck mixer tap over, attractive white 'metro' style tiled splashbacks and part tiling to walls, a 'Cooke & Lewis' integrated electric hob plate, space for a fridge freezer, attractive eye level cupboards with hinged cupboards over, spotlighting and a window to the rear aspect with a pleasant outlook.

DOOR TO

SHOWER ROOM 6'8 x 4'2 (2.03m x 1.27m)

A well appointed fitted shower room with a suite comprising a walk in corner shower cubicle with Mira shower with Rainhead shower & attachment, easy clean surfaces a low level w.c, a wash hand basin with waterfall style mixer tap over and storage cupboard under. There is a chrome towel rail, a cupboard housing a coin fed electric meter and an obscure glazed window to the front aspect.

BEDROOM ONE 7'6 x 6'3 (2.29m x 1.91m)

Currently arranged as a doubled bedroom with a window to the rear aspect.

BEDROOM TWO 7'6 x 6'3 (2.29m x 1.91m)

Arranged currently with bunk beds and a window to the front aspect.

OUTSIDE

To the front there is a lawned area with informal parking for a vehicle. To the rear lies a pleasant lawned area with an attractive patio area enjoying a lovely rural outlook. All the chalets have the use of the well kept communal gardens.

COUNCIL TAX

N/A. Property is business rated

SERVICES

Mains electricity, water, private drainage.

AGENTS NOTE ONE

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

AGENTS NOTE TWO

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

AGENTS NOTE THREE

We are advised the ground rent is currently approximately £677 per year and includes: waste, sewerage, site lighting, site maintenance and any mortgage repayments for the freehold land. There is a coin fed machine for paying for electricity. Ground rent is paid to Trevelyan Holiday Homes Limited the owner of the freehold title.

AGENTS NOTE FOUR

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

AGENTS NOTE FIVE

We are advised that the contents of the chalet are available by separate negotiation together with the domain name and website associated with www.lizardholidayhomes.co.uk.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

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 on your left hand side.

PROOF OF FINANCE - 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.

ANTI-MONEY LAUNDERING

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

DATE DETAILS PREPARED.

26th July 2022

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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