

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

£44,950 Leasehold

CHRISTOPHERS
ESTATE AGENTS

2 Trevelyan Holiday Homes

Predannack

- CHALET STYLE RESIDENCE
- ONE BEDROOM
- WELL REGARDED COMPLEX
- PARKING AREA
- COMMUNAL GARDEN
- LEASEHOLD
- EPC - G16

The Trevelyan Holiday Home complex is conveniently situated for exploring the unspoiled beauty and charm of the stunning coastline and countryside that makes The Lizard peninsula such a popular destination. With communal lawned grounds to enjoy and an informal parking area, the property would seem well suited for those looking for a relaxing bolthole in this unspoilt part of Cornwall, or could equally be used for holiday letting.

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.

Nicely presented throughout, "The Burrow" enjoys a sunny aspect and is situated moments from the Windmill Farm Nature Reserve nearby.

The accommodation provides an open plan sitting/dining room, fitted kitchen, bedroom, shower room and cloakroom. The property benefits from double glazing, the use of a parking area to the front and the well tended communal ground to the front and rear.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED UPVC DOOR TO

OPEN PLAN SITTING/DINING ROOM 9'1" x 8'5" (2.77m x 2.57m)
Enjoying a sunny aspect with mounted shelving, tv point, window overlooking the communal grounds and parking area to the front. There is an opening to the kitchen and a folding door to

BEDROOM 8'6" x 6'2" (2.59m x 1.88m)
Currently arranged as a double bedroom with a spotlight arrangement and a window to the rear aspect.

KITCHEN 6'8" x 4'3" (plus recess) (2.03m x 1.30m (plus recess))
Comprising a fitted kitchen with working top surfaces incorporating a sink with drainer and mixer tap over with white tiled splashbacks (with attractive seashell feature tiles). There are a range of base units with drawers and cupboards under (one containing the water heater), space for a fridge/freezer, shelf suitable for a microwave and wall units with cupboards (one with display shelf). There is wood effect vinyl flooring, a corner unit with shelving, a spotlighting arrangement, part tiling to the walls, an obscure glazed window to the front aspect and a concertina door to

SHOWER ROOM
Comprising a walk in shower cubicle with sliding doors, a Mira electric shower, with easy clean surfaces throughout, a pedestal wash hand basin with shaver point and light, wood effect vinyl flooring, a mounted towel rail and an obscure glazed window to the rear aspect. Sliding door to

CLOAKROOM
With a low level w.c., electric consumer unit, coin fed electric meter and an obscure glazed window to the rear.

OUTSIDE
To the front of the property are well tended communal lawned areas which lead onto an informal parking area. To the rear lay further areas of well maintained communal grounds which all of the chalets are able to enjoy the use of.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE ONE

The property is leasehold and has circa 83 years remaining on the current lease.

AGENTS NOTE TWO

We are advised the property can only be occupied for a maximum of 6 weeks by the same person and has a ten month occupancy restriction such that it can not be occupied during the months of February or March.

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 which is included in the ground rent.

AGENTS NOTE FIVE

We are advised that the contents of the chalet are available by separate negotiation.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

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 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 Burrow will be found on the right hand side.













MOBILE AND BROADBAND COVERAGE

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

COUNCIL TAX BAND

N/A as the property is currently business rated

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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

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.

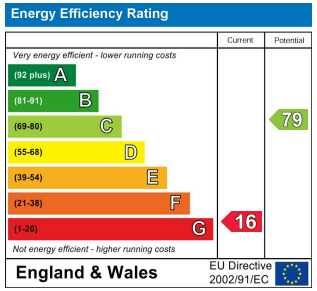
DATE DETAILS PREPARED

17th September 2024



PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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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