

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

£45,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

37 Trevelyan Holiday Homes Predannack

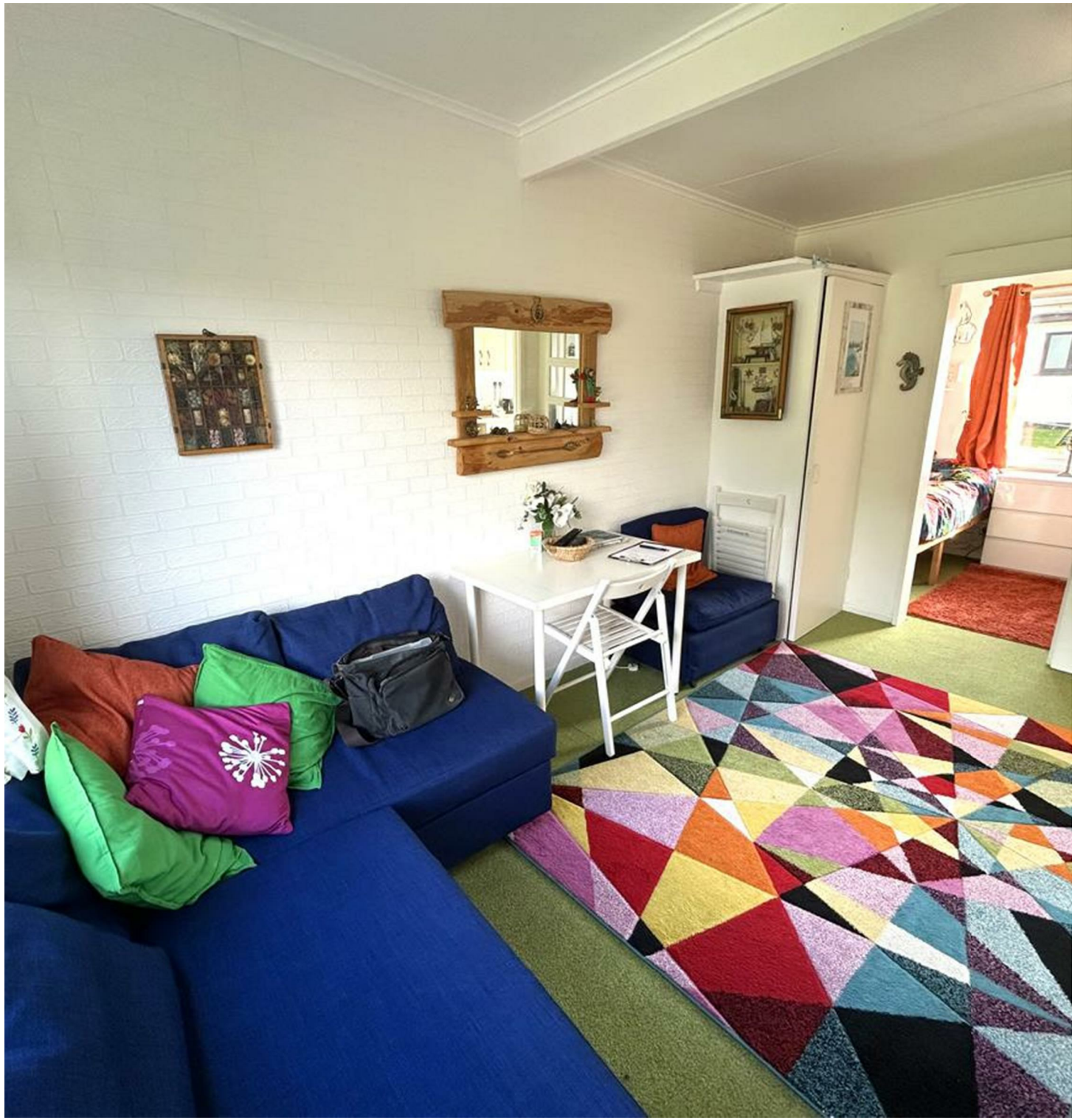
- ONE BEDROOM
- CHALET STYLE BUNGALOW
- WELL REGARDED HOLIDAY COMPLEX
- INFORMAL PARKING
- COMMUNAL AREA
- LEASEHOLD
- EPC E47

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 well maintained communal grounds and informal parking for a vehicle this holiday chalet would seem well suited for those looking for a bolt hole in this lovely part of Cornwall or those seeking an Airbnb or holiday let investment.

The accommodation comprises an open plan lounge/dining room, kitchen, bedroom, bathroom, and a cloakroom. The chalet benefits from double glazing and, we are advised, a new resin flat roof, installed during 2024.

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 ACCOMMODATION COMPRISES (DIMENSION APPROX)

ENTRANCE DOOR TO

OPEN PLAN LOUNGE/DINING ROOM 14'1" x 8'5" (4.29m x 2.57m)
A light, open plan living space with a coat hanging rail, , a storage cupboard with hanging rail and shelf, a large window to the front aspect, a sliding door off to the bedroom and an opening to

KITCHEN 7'8" x 4'4" (2.34m x 1.32m)
With a nicely appointed modern fitted kitchen with attractive tiled splash-backs and working top surfaces, incorporating a sink with mixer tap over and a drainer. There are a useful range of base units with drawers and wall cupboards above and a water heater below the sink base unit. Space is provided for a fridge, whilst there is a shelf for a microwave a useful storage shelf, partially tiled walls, a window to the rear aspect and a door to

BATHROOM
Having a white panelled bath with an electric shower over and tiled surround, a pedestal wash handbasin with a mixer tap over and storage cupboard under, a down flow heater, an obscure glazed window to the front and a sliding door to.

CLOAKROOM
With a lever flush w.c, electric consumer unit with a coin fed meter and a frosted window to the front aspect.

BEDROOM ONE 8'5" x 6'1" (2.57m x 1.85m)
With shelves and a window to the rear aspect with a pleasant outlook over lawned communal grounds.

OUTSIDE

To the front there are pleasant and well tended communal areas of lawn with informal parking for one vehicle. All the chalets have the use of the well-kept communal gardens.

SERVICES

Mains water and electricity. Private drainage.

AGENTS NOTE ONE

The property is Leasehold and has the remainder of a 99 year lease which, we understand, was granted in 1998.

AGENTS NOTE TWO

We are advised that the ground rent is currently circa £980.00 per annum and includes: waste , sewerage, site lighting, site maintenance and mortgage repayments for the freehold land. Ground rent is paid to Trevelyan Holiday Homes Limited the owner of the freehold title.

AGENTS NOTE THREE

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

AGENTS NOTE FOUR

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

AGENTS NOTE FIVE

We are advised that the property cannot be used or occupied as your main residence but can be let at any time during a twelve month period.

WHAT3WORDS

fence.fragment.redeeming













FLOOD RISK

River & Sea Very Low Surface Water Very Low.

COUNCIL TAX BAND

Band A

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/

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

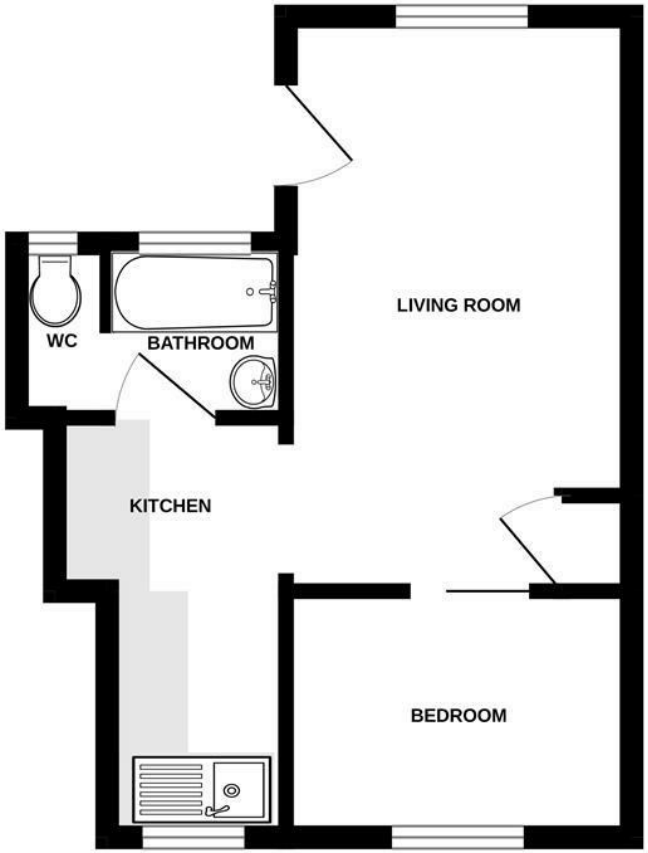
PROOF OF FUNDS - PURCHASERS

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

24th April 2026

GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.

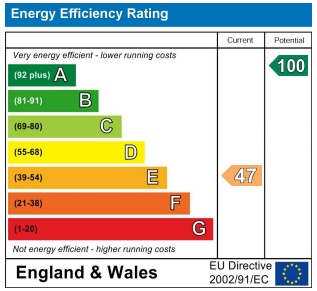


TOTAL FLOOR AREA : 257 sq.ft. (23.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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