

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

£59,590 Leasehold

CHRISTOPHERS
ESTATE AGENTS

1 Trevelyan Holiday Homes

- A WELL PRESENTED CONTEMPORARY ONE BEDROOM, CHALET STYLE, HOLIDAY PROPERTY
- ON A WELL REGARDED COMPLEX SITUATED ON THE LIZARD PENINSULA
- WELL MAINTAINED COMMUNAL GROUNDS AND INFORMAL PARKING
- TASTEFULLY PRESENTED THROUGHOUT
- NICE OPEN PLAN SITTING/DINING ROOM
- LEASEHOLD
- CURRENTLY OPERATING AS A SUCCESSFUL HOLIDAY LET
- EPC E-47

A well presented, contemporary, one bedroom, chalet style, holiday property on a well regarded complex situated on The Lizard Peninsula

Trevelyan Holiday Homes are 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 wishing to continue its current use as a holiday let.

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 butchers and a number of well regarded cafes, public houses and restaurants.

Tastefully presented throughout, the property enjoys a sunny aspect and is situated moments from the Windmill Farm Nature Reserve.

The accommodation comprises a nice open plan sitting / dining room, a kitchen, a bedroom, a shower room and a cloakroom. The property benefits from double glazing and parking.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

UPVC DOOR TO

LOUNGE/DINING ROOM 13' x 8'5" (3.96m x 2.57m)
A nicely presented open plan room enjoying a sunny outlook with a storage cupboard with hanging rail, a wall mounted electric feature fire, luxury vinyl flooring and a window to the front aspect. Doors to the kitchen and

BEDROOM 8'4" x 6' (2.54m x 1.83m)
With hanging rail, luxury vinyl flooring and a window to the rear aspect.

KITCHEN 6'9" x 5'7" (2.06m x 1.70m)
Comprising working top surfaces incorporating a sink with drainer and mixer tap over and a slimline electric induction hob with hood over. There is an integrated electric oven, whilst space is provided for a fridge freezer. There are cupboards under and wall units and display shelves over, an obscure glazed window to the rear, a spotlighting arrangement, luxury vinyl flooring and a door to

SHOWER ROOM
Having vinyl flooring with a circular wash hand basin with mixer tap over, set on top of a vanity unit with storage cupboard, a mirrored medicine cabinet and a tiled shower enclosure with glass concertina doors opening into a large walk in shower. There is an extractor fan, a down-flow heater, tiled splash-backs, an obscure glazed window to the front aspect and a sliding door to

CLOAKROOM
With w.c with close coupled flush, vinyl flooring, a cupboard housing the electric consumer unit and a coin fed meter. There is a frosted window to the front aspect.

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

SERVICES
Mains water and electricity. Private drainage.

COUNCIL TAX BAND
We understand the chalet is currently business rated.

AGENTS NOTE ONE

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

AGENTS NOTE TWO

We are advised that the property is restricted to holiday use only.

AGENTS NOTE THREE

We are advised the ground rent is currently approximately £900 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

We are advised that the holiday letting of the chalet is managed by Sykes Cottages and that this is the third season it has been available as a holiday let.

AGENTS NOTE FIVE

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

AGENTS NOTE SIX

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

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 A 3083 towards The Lizard. Continue past the Mullion turning and the holiday park on the left hand side. Continue along and 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 the left and continue until you reach the communal parking area and chalet.

MOBILE AND BROADBAND

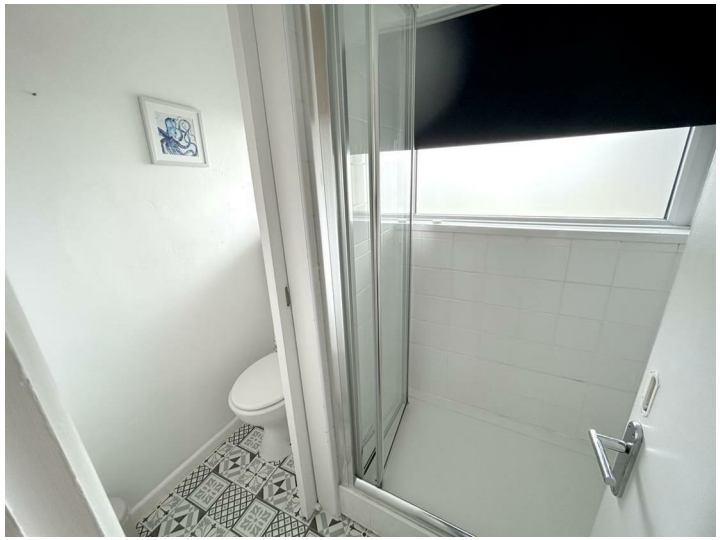
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/













ANTI-MONEY LAUNDERING

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.

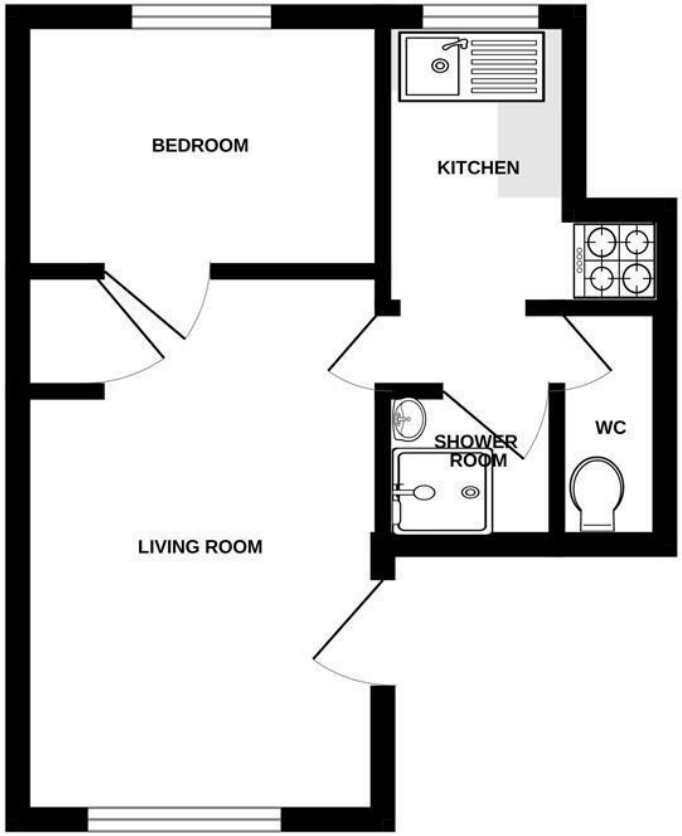
DATE DETAILS PREPARED.

21st March 2025

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

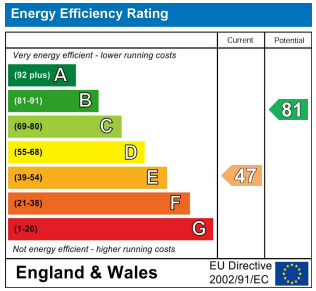
GROUND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 238 sq.ft. (22.1 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



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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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