

3 Trevelyan Holiday Homes, The Lizard, TR12 7AU

£59,950 Leasehold

CHRISTOPHERS
ESTATE AGENTS

3 Trevelyan Holiday Homes

- TWO BEDROOMS
- SHARE OF FREEHOLD
- COMMUNAL GROUNDS
- PARKING AREA
- DOUBLE GLAZING
- CONTENTS INCLUDED
- EPC E44

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

Enjoying a pleasant outlook over communal lawned grounds and with an informal parking area, 'The Shrimps' 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 Shrimps has the added bonus of owning a share of the Freehold and the residual value that is associated with that.

Tastefully presented and much enhanced during the current owner's tenure, the accommodation offers a nice open plan sitting / dining room, a kitchen, two bedrooms, a shower, room and a cloakroom. The property benefits from double glazing.







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 15'5" x 9' (4.70m x 2.74m)
An attractive open plan living space with wood effect vinyl flooring, a Creda electric night storage heater, a window to the side, aspect, doors, off to both bedrooms and an opening to

KITCHEN 6'8" x 5'6" maximum measurements (2.03m x 1.68m maximum measurements)
With a modern fitted kitchen with contemporary wood effect working surfaces, incorporating a sink with mixer tap over and drainer and an electric induction hot plate. There are base units below, wall cupboards, a space for a fridge, useful shelving, partially tiled walls, a window to the front aspect, vinyl flooring and a sliding door to

SHOWER ROOM
Comprising a tiled corner shower enclosure with sliding doors and an electric shower, a pedestal wash handbasin with tiled splash back, an electric towel rail, vinyl flooring and a frosted window to the rear aspect. Sliding door to

CLOAKROOM
With a lever flush w.c and a frosted window to the rear aspect.

BEDROOM ONE 7'4" x 6'2" (2.24m x 1.88m)
Having a window to the rear aspect and a pleasant outlook over lawned communal grounds.

BEDROOM TWO 7'8" x 6'2" (2.34m x 1.88m)
With a window to the rear and a pleasant outlook beyond.

OUTSIDE
To the front there is a pleasant and well tended lawn area with informal parking for one vehicle. To the rear lies a lovely open lawned area with a nice outlook. All the chalets have the use of the well-kept communal gardens.

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 can only be occupied for a maximum of six consecutive weeks by the same person. We are further advised that there is a ten month occupancy restriction on the property which we understand operates between 1st April and 31st January each year.

AGENTS NOTE THREE
We are advised that the ground rent is currently circa £784 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 and the owners of this property, along with a number of other chalet owners, are shareholders in the company. Electricity is by direct supply and is paid to the energy company based on meter readings unlike many that rely on a coin fed meter.

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

AGENTS NOTE FIVE
We are advised that The Shrimps is being sold with the benefit of the current contents and furnishings.

SERVICES
Mains water and electricity. Private drainage.













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 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 your left, towards the communal parking area where the property can be found on the right hand side.

COUNCIL TAX BAND

Business rates

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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.

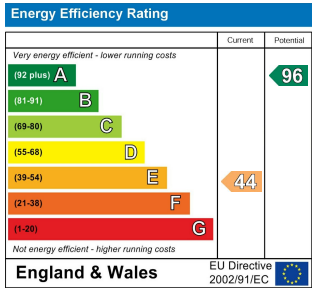
DATE DETAILS PREPARED

5th September 2023



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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS