



236 Treva Croft

Lelant

St. Ives

TR26 3HX









236 TREVA CROFT, LELANT, ST. IVES, TR26 3HX

GUIDE PRICE £79,995 - FREEHOLD

A two bed mid terrace holiday home on this popular site in a rural setting within easy reach of St Ives and Hayle. Positioned to enjoy its woodland surroundings, enjoying all onsite facilities, including bar, restaurant and indoor pool, this would make an ideal second home or investment.

*** TWO BEDROOM * OPEN PLAN LIVING SPACE * SHOWER ROOM ***

*** DOUBLE GLAZING * USE OF ALL ONSITE FACILITIES ***

*** HOLIDAY USE ONLY ***

*** EPC=E ***

DOUBLE GLAZED DOOR AND PANEL TO:

OPEN PLAN LIVING SPACE: 19' 1" x 9' 2" (5.82m x 2.79m) Two double glazed windows to the front with pleasant outlook, kitchen area comprises-breakfast bar, stainless steel sink with mixer tap and drainer, fridge, electric oven and hob with extractor over, built in range of matching base and wall cupboards, complementary tiling to the walls, tiled floor to kitchen area. Electric radiator.

INNER HALL: Access to the loft, storage cupboard, electric radiator.

BEDROOM ONE: 9' 0" x 6' 8" (2.74m x 2.03m) (Double) Double glazed window to the rear, electric heater, wardrobe.

BEDROOM TWO: 9' 0" x 7' (2.74m x 2.13m) (Twin) Double glazed window to the rear, electric heater, wardrobe.

SHOWER ROOM: Shower cubicle, low level W.C., wash hand basin, fully tiled walls, extractor fan, tiled floor, double glazed window to the rear, wall mounted electric heater.

AGENTS NOTE: These holiday homes are sold fully furnished.

SERVICE CHARGE AND GROUND RENT: £2023.10 FOR 2022.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County Council, St Clare, Penzance, Cornwall TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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