



**Chalet 10 Blue Boy**

**Gwithian Sands**

**52 Upton Towans**

**TR27 5BL**















**CHALET 10 BLUE BOY, GWITHIAN SANDS CHALETS, 52 UPTON TOWANS, HAYLE, TR27 5BL**

**GUIDE PRICE £245,000 - FREEHOLD**

One of the best parks in the area, Gwithian sands is located within easy access onto the dunes and down to the other popular beaches of St Ives Bay. For those looking for a lucrative investment or a private holiday home, an early viewing is essential.

**\* DETACHED CHALET \* TWO BEDROOMS \* OPEN PLAN LIVING SPACE \***

**\* SHOWER ROOM \* ACCESS TO THE TOWANS/BEACH \***

**\* LUCRATIVE INVESTMENT OR PRIVATE HOLIDAY HOME \* VIEWING ESSENTIAL \***

**\* EPC = TBC \* COUNCIL TAX BAND = RATED FOR BUSINESS \***

A superb opportunity to purchase this beautifully presented detached chalet at the top end of the park, within easy reach of the pathway up to the dunes, leading to the stunning 3 miles of golden sands, caves and rock formations. The owner of this property is a maker and artist, who's helped to create a delightful range of handmade items throughout the chalet.

**DOOR TO:**

**LOUNGE:** 14' 2" x 9' 4" (4.32m x 2.84m) Open plan living, single glazed window to the rear, double glazed patio doors to the front, painted pine panelled flooring.

**KITCHEN AREA:** 9' 6" x 8' 4" (2.9m x 2.54m) Stainless steel sink unit and splashback, fridge, electric oven, range of base cupboards, complementary tiling, painted pine panelling to the walls, electric wall mounted heater.

**BEDROOM ONE (DOUBLE):** 9' 4" x 9' 2" (2.84m x 2.79m) Windows to the side and front, electric wall mounted heater, painted pine panels to the floor, built in storage.

**INNER HALLWAY:** Storage cupboard housing the hot water cylinder, painted pine panelled flooring.

**BEDROOM TWO (DOUBLE):** 9' 4" x 9' 0" (2.84m x 2.74m) Painted pine panel flooring, single glazed window to the rear, built in storage, wall mounted electric heater.

**SHOWER ROOM:** 5' 5" x 5' 5" (1.65m x 1.65m) With shower cubicle, low level WC, wash hand basin, fully tiled walls, wooden flooring, single glazed opaque window to the rear, wall mounted electric heater.

**TENURE:** The property is freehold, the site is limited to use from the 1st March to 31st October for overnight occupancy, however the owner may visit in daylight hours throughout the year for maintenance. Electricity: by a slot meter.

Water: Approximately £270 PA

Site Fees: Approximately £700 PA

Insurance: In the region of £300 PA

Pets are allowed on site.

**SERVICES:** Mains water, electricity and drainage.

**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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