

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



Two bedroom holiday home on the popular St Ives Holiday Village. Improvements including double glazing, updated kitchen and new shower room all completed by the current owner. Must be seen and only a short drive to St Ives.



200 Treva Croft
Lelant, TR26 3HX

£78,500

VR Tour

Please see the link to the virtual tour of the property. This will give you a full and comprehensive view of the property. Measurement tool included.

Open Plan Living area 18' 7" x 9' 7" (5.66m x 2.92m)

Open plan room across the front of the property. Range of base and eye level cupboards, sink unit, built in oven and hob fridge/freezer and dishwasher. Dining table and 4 chairs, shelving unit. Corner sofa with side tables looking out to the front of the property. French doors lead out to the South facing deck.

Inner Hall 4' 6" x 2' 6" (1.37m x 0.76m)

From the lounge and leading to both bedrooms and shower room.

Double bedroom 8' 10" x 7' 0" (2.69m x 2.13m)

Double bed, with bedside shelves, hanging rail and wall mounted TV. Window to the rear of the property.

Twin bedroom 8' 10" x 7' 0" (2.69m x 2.13m)

2 single beds, bedside table, hanging rail and wall mounted TV, wall mounted light and window to the rear of the property.

Bathroom

Large walkin shower, toilet and pedistal basin. Useful tiled and glass shelves. Heated towel rail.

Outside

To the front of the property there is a south facing decked area with picnic bench over looking the green and trees in front.

Occupancy

All properties at St Ives Holiday Village are restricted to 28 day use. This means no one should stay on the park for more than 28 consecutive nights. Further to this most properties are on 10 month use. December and January should not be used.

Site fees

2023/24 Site Fees Ground Rent £482.36, Service Charge (inculding refuse) £1820.65, Water Charge £707.28, Road Repairs £353 93. TOTAL £3,364.22 (Including VAT)

Furnishings

All properties we sell come fully furnished and ready for use. For full details about fittings and any items that will be excluded from the sale please contact the office.

Site information

St Ives Holiday Village has always been one of the most popular John Fowler sites, with the location only a short drive to St Ives itself and the site's fantastic woodland setting. The site is planning for a complete refurbishment to the clubhouse as well as the proposal of installing a 9-hole golf course in the coming years.

Development

While externally the properties must remain in keeping with the site and items such as replacement windows will need to be in the appropriate colour and style the owners are encouraged to renovate the interiors to their own taste and to enhance bookings.

Stamp Duty

Stamp Duty is based on the non residential calculation rather than residential and second home producing a much lower stamp duty payment. Example: £250,000 purchase price = £2,000 SDLT payment.

Disclaimer

Driftwood Properties use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Driftwood Properties has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

Lease Details

The properties at St Ives Holiday Village are all leasehold. The leases are for 999 (nine hundred and ninety nine) years from the 1980s.

