



Seaspray | Porthtowan | Truro | TR4 8AW

£250,000



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- Holiday Let Property
- Parking
- Sea Views
- Desirable Location

Seaspray Apartments is a popular terrace of properties overlooking the beach. With sea views from the balcony and living area, this well-presented property is an ideal holiday let; And is restricted to holiday accommodation, only.

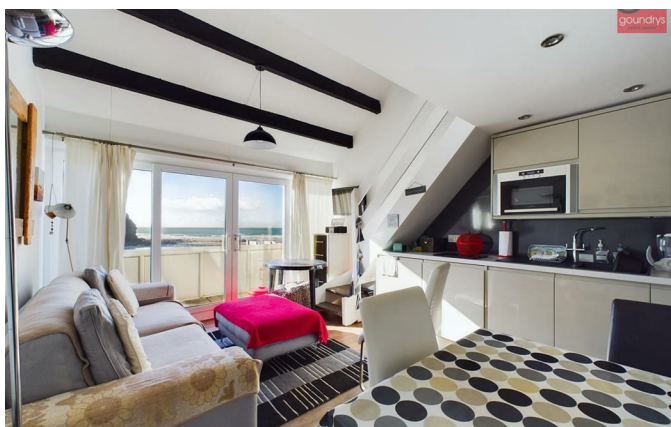
As well as a balcony to the front, externally this property also boasts allocated parking, nearby.

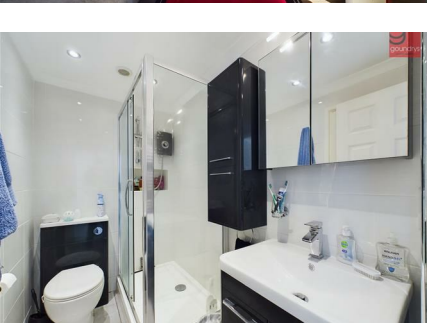
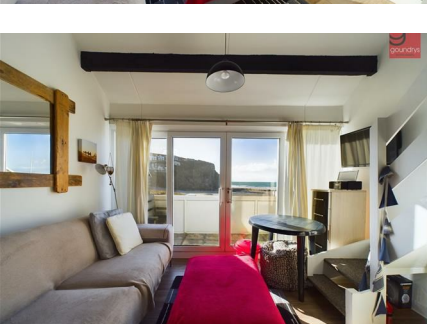
With two bedrooms – one mezzanine. The property has an updated shower room with the contemporary suite comprising shower cubicle, hand wash basin and WC.

The open plan kitchen / living room is the hub of this ideal investment and as mentioned, from here, sea views can be enjoyed. The kitchen has been finished to standards matching that of the rest of the property and tasteful units offer a range of storage opportunities. There is also an integrated dishwasher, washing machine, oven / hob and fridge freezer.

Unlike other Seaspray apartments, this property is Freehold so we understand doesn't pay ground rent nor a service charge.

Please see our information tab for further details.





INFORMATION

Tenure - Freehold

RESTRICTION: This property can only be utilised as a holiday let.

Broadband : Standard – 16mbps to 52mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR48AW&uprn=10001212065>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee – EE & Three (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr48aw&uprn=10001212065>)

Council Tax – Band A – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/268624185>)

We understand the property has some electric heating, mains water with mains drainage.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification 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 - Purchasers

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.

ACCOMMODATION

ENTRANCE HALLWAY

BEDROOM

10'3" x 8'4" (3.13 x 2.55)

BATHROOM

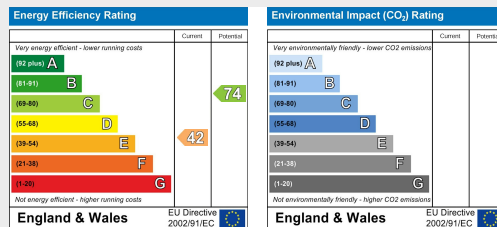
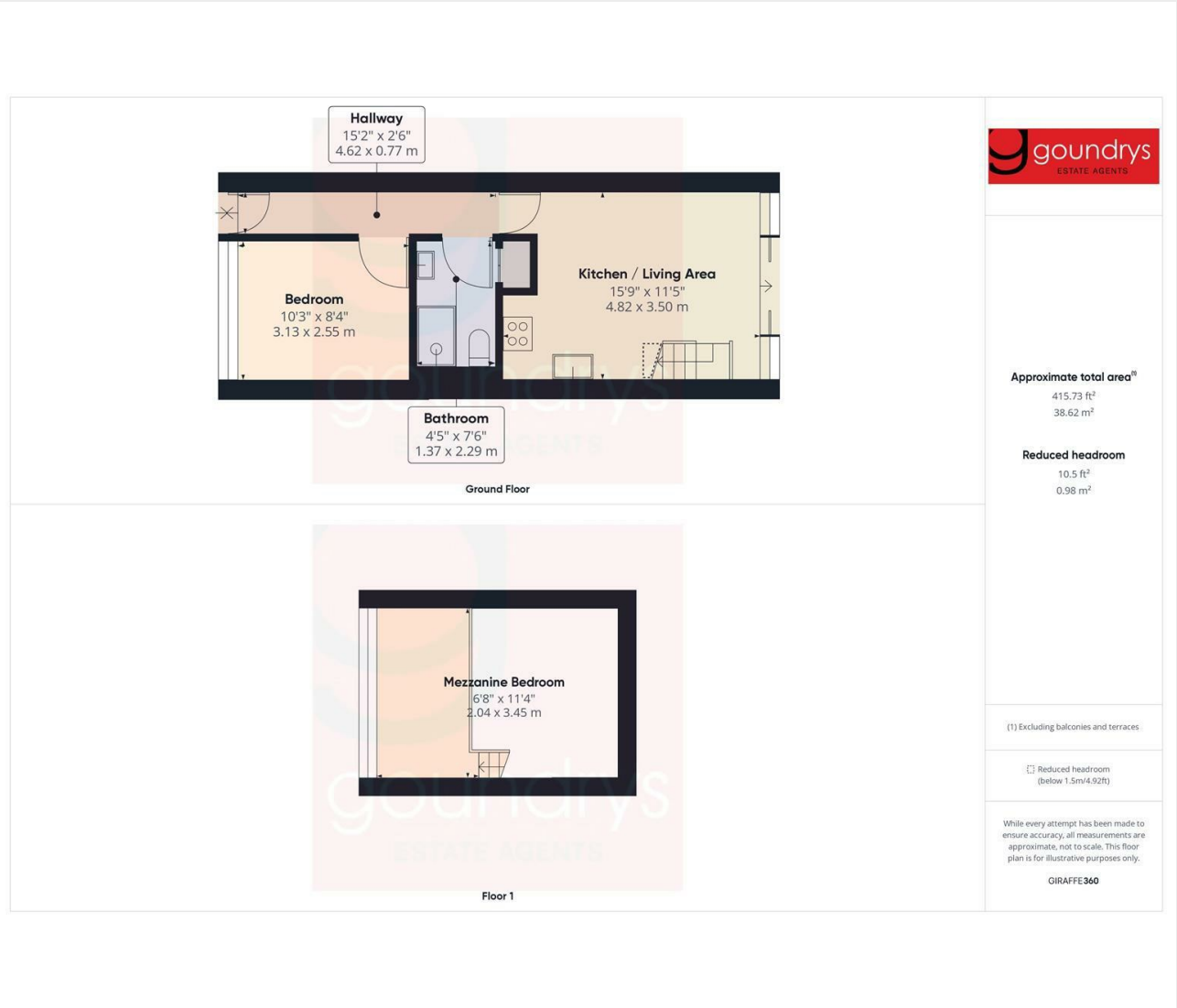
4'5" x 7'6" (1.37 x 2.29)

KITCHEN / LIVING ROOM

15'9" x 11'5" (4.82 x 3.50)

MEZZANINE BEDROOM

6'8" x 11'3" (2.04 x 3.45)



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