



72 Strawberry Hill, Tokroy Manor,
Hayle, Cornwall, TR27 6HG







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GUIDE PRICE £89,000 LEASEHOLD

This three bedroom end of terrace holiday home, on the outskirts of the town, which the present vendors have used for their own holiday home, but it could be rented out either privately or via John Fowler Holidays. We strongly recommend an early appointment to view.

- * THREE BEDROOM HOLIDAY HOME WITH OPEN PLAN LIVING SPACE ***
- * FULLY EQUIPPED KITCHEN * GROUND FLOOR BATHROOM * VIEWS TO ST IVES BAY ***
- * FULL USE OF THE ON SITE FACILITIES * VIEWING ESSENTIAL ***
- * EPC = E * COUNCIL TAX BAND = TBC * APPROXIMATELY 49 SQUARE METRES ***

A three bedroom mid terrace two storey holiday home, enjoying views to the rear over fields to St Ives Bay. This property benefits from twelve months of the year holiday occupancy, located on the edge of the holiday site, with ample parking close by and enjoying full use of all amenities, including swimming pool, restaurant and entertainment. Within easy reach of the three miles of golden sands at Hayle and further along the coast.

Double glazed door and panel to:

OPEN PLAN LIVING SPACE: 14' 11" x 11' 6" (4.55m x 3.51m) With staircase rising, wall mounted electric heater.

KITCHEN AREA: 7' 11" x 6' 10" (2.41m x 2.08m) With double glazed window to the rear enjoying views to St Ives Bay, stainless steel circular sink with mixer tap and drainer, wall and base cupboards, electric oven and hob, stainless steel extractor fan, fridge, washer dryer, cupboard housing the wall mounted water heater, complementary tiling, tiled floor.

BATHROOM: 6' 8" x 5' 7" (2.03m x 1.70m) With panelled bath with hand grips, separate shower over and screen, low level WC with concealed cistern, vanity sink unit with complementary tiling, storage under, opaque double glazed window to the rear, shaver socket and light, heated towel rail.

FIRST FLOOR LANDING: With window to the front and access to the loft.

BEDROOM ONE (DOUBLE) 8' 10" x 8' 0" (2.69m x 2.44m) With window to the rear enjoying views of St Ives Bay with concealed storage.

BEDROOM TWO (TWIN): 11' 9" x 6' 8" (3.58m x 2.03m) Double glazed window to the rear enjoying the views to St Ives Bay, concealed storage.

BEDROOM THREE (SINGLE): 8' 7" x 5' 5" (2.62m x 1.65m) Double glazed window to the front, concealed storage.

AGENTS NOTE: We understand from Openreach website that Fibre Broadband is not yet available to the property. We tested the phone signal for EE which was good. The property is constructed of timber frame under a tiled roof.

LEASE: Remainder of 999 set up in the 80's.

CHARGES: Ground rent: £470.38 pa and Service Charge: £1,643.06 pa

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW 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
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Lettings
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