



53 Trevithick Court, Tolroy Manor  
Holiday Village, 28 Tolroy Road,  
Hayle, Cornwall, TR27 6HG













**53 TREVITHICK COURT, TOLROY MANOR HOLIDAY VILLAGE, 28 TOLROY ROAD, HAYLE, TR27 6HG**

**GUIDE PRICE £79,500 LEASEHOLD**

A two bedroom mid terrace holiday bungalow which has been well maintained by the present vendors, including an air recirculating system. An ideal investment opportunity or private holiday home.

**\* OPEN PLAN LIVING SPACE WITH WELL EQUIPPED KITCHEN INCLUDING NEW COOKER \***

**\* TWO DOUBLE BEDROOMS \* SHOWER ROOM \* DOUBLE GLAZING \* ELECTRIC RADIATORS \***

**\* POPULAR HOLIDAY PARK \* EPC = E \* COUNCIL TAX BAND = RATED FOR BUSINESS \***

**\* APPROXIMATELY 37 SQUARE METRES \***

This beautifully presented two bedroom mid terrace holiday bungalow, on this popular site on the edge of the town, within easy reach of the three miles of golden sands at Hayle, St Ives and surrounding areas. Located on this popular holiday site, it benefits from the use of all facilities, including restaurant, swimming pool and entertainment. For those looking for a private holiday home or an investment opportunity, an early viewing is essential.

Double glazed door to:

**OPEN PLAN LIVING SPACE**

**LOUNGE/DINING AREA:** 15' 3" x 10' 3" (4.65m x 3.12m) Double glazed picture window to the front, electric radiator, storage cupboard, recirculating/ventilation system.

**KITCHEN AREA:** 7' 2" x 5' 7" (2.18m x 1.70m) Double glazed window to the rear, a range of wall and base units, stainless steel sink unit with mixer tap and drainer, fridge, electric cooker.

**BEDROOM ONE (DOUBLE):** 8' 11" x 7' 1" (2.72m x 2.16m) Double glazed window to the front, electric radiator, access to the loft, built in wardrobe.

**BEDROOM TWO (TWIN):** 8' 11" x 8' 9" (2.72m x 2.67m) Built in wardrobe, double glazed door and window to the rear.

**SHOWER ROOM:** With shower cubicle, opaque double glazed window to the rear, wash hand basin, heated towel rail, door to:

**WC:** With opaque double glazed window to the rear.

**NB:** Tenure: remainder of 999 years lease set up in the 1980's. Annual service charge: £1,643.06 Ground Rent:: £470.38 We understand from Openreach website that Fibre Broadband is not yet available. We tested the mobile phone signal for EE which was adequate. The property is built of timber frame under a tiled roof.

**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  
01736 756627

Lettings  
01736 366778



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