

7 Strawberry Hill, Tolroy Manor,
Hayle, Cornwall, TR27 6HG







7 STRAWBERRY HILL, TOLROY MANOR, HAYLE, CORNWALL, TR27 6HG

OFFERS IN THE REGION OF £63,000 - LEASEHOLD

*** THREE BEDROOM HOLIDAY HOME ***

*** CONSISTENTLY PRODUCING OVER 10% NET YIELD FOR THE LAST 3 YEARS ***

*** OPEN PLAN LIVING / KITCHEN / DINING ROOM * GROUND FLOOR BATHROOM ***

*** DOUBLE GLAZING * USE OF ON SITE FACILITIES ***

*** FIXTURES AND FITTINGS TO BE INCLUDED * PATIO AREA TO THE FRONT ***

*** EPC = F * COUNCIL TAX = RATED FOR BUSINESS USE ***

*** APPROXIMATELY 47 SQUARE METRES ***

Realistically priced for a quick sale and offered to the market to include all fixtures and fittings is this nicely presented three bedroom holiday home on the popular Tolroy Manor holiday site. The accommodation comprises an open plan living/kitchen/dining room with bathroom on the ground floor. On the first floor there are three bedrooms, all enjoying storage recesses. The property enjoys use of all on site facilities to include tennis court, swimming pool, sauna, restaurant etc and is located within a short drive of Hayles three miles of golden sands. It has been rented out as a holiday home via Airbnb for the past three years with an average £13,000 gross income and 12.1% net yield. We would highly recommend an early appointment to view.

DOUBLE GLAZED DOOR AND SIDE PANEL INTO:

OPEN PLAN LIVING / KITCHEN / DINING ROOM

LIVING / DINING AREA: 14' 9" x 11' 3" (4.50m x 3.43m) Wall mounted fan heater, stairs rising with storage under. Open plan to:

KITCHEN AREA: Range of base and wall mounted units with electric oven and hob, under counter fridge, double glazed window to the rear, single bowl sink unit with mixer tap and drainer, built in full height cupboard.

BATHROOM: 6' 10" x 5' 7" (2.08m x 1.70m) Panelled bath with electric shower over and glazed screen, low level w.c., pedestal wash hand basin, double glazed window to the rear, fully tiled walls and floor, extractor fan, shaver socket and light, towel rail.

FIRST FLOOR LANDING: Double glazed window to the front, door to:

INNER HALLWAY: Doors to the bedrooms.

BEDROOM ONE: 8' 9" x 7' 11" plus hanging space (2.67m x 2.41m) Double glazed window and roof light to the rear, wall mounted electric heater, recess with hanging rail.

BEDROOM TWO: 11' 6" x 4' 9" (3.51m x 1.45m) Roof light to the rear, recess for bed and further recess with hanging rail, wall mounted electric heater.

BEDROOM THREE: 9' 4" x 5' 6" (2.84m x 1.68m) Roof light to the front, built in wardrobe, wall mounted electric heater.

OUTSIDE: Small patio area to the front.

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

COSTS: Ground rent: £491.69 pa Service Charge: £1,450.33 pa

AGENTS NOTE: The property is constructed of block under a tiled roof. We checked the phone signal with EE which was good. We have verbally been informed that the net yield from holiday lets has averaged 12.1% over the last three

years.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in a westerly direction towards the Foundry end of Hayle. Pass under the viaduct and at the small roundabout take the first exit, follow the road passing over the bridge then take the next left and continue into the entrance to Tolroy Manor. Entering the site continue up the first part of the lane and turn left into the large car park whereby the property can be found on your left hand side.

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

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01736 795040

Camborne
01209 715672

Hayle
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Lettings
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