



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



Marshall's

ESTATE AGENTS







79 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 ***

*** USE OF ON SITE FACILITIES * EPC = E ***

*** COUNCIL TAX BAND = RATED FOR BUSINESS USE ***

*** APPROXIMATELY SIZE TO BE CONFIRMED * PATIO AREA ***

*** DOUBLE GLAZING * MAJORITY OF FIXTURES AND FITTINGS TO BE INCLUDED ***

Situated on the popular Tolroy Manor holiday site is this nicely presented three bedroom holiday home. The accommodation comprises an open plan living/kitchen/diner and bathroom on the ground floor. On the first floor there are three bedrooms all with 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 12.7% net yield. We would highly recommend an early appointment to view.

DOUBLE GLAZED DOOR AND SIDE PANELS TO:

OPEN PLAN LIVING / KITCHEN / DINING ROOM

LIVING / DINING AREA: 14' 9" x 10' 11" (4.50m x 3.33m) Stairs rising with storage under.

KITCHEN AREA: Range of base and wall mounted units with work surface over, single bowl stainless steel sink unit with mixer tap and drainer, space for electric cooker and undercounter fridge, double glazed window to the rear, cupboard housing water cylinder.

BATHROOM: 6' 7" x 5' 11" (2.01m x 1.80m) Panelled bath with mixer tap, electric shower over, complementary tiling and glazed shower screen, low level w.c., pedestal wash hand basin with storage cupboard under, shaver socket and light, towel rail, double glazed window to the rear.

FIRST FLOOR LANDING: Double glazed window to the front, access to the loft.

BEDROOM ONE: 8' 9" x 7' 11" (2.67m x 2.41m) Recess with hanging rail and space for drawers under, double glazed window to the rear.

BEDROOM TWO: 11' 5" x 6' 8" including recesses (3.48m x 2.03m) Recess with hanging rail and space for drawers under, further recess for foot of the second single bed, double glazed window to the rear.

BEDROOM THREE: 8' 6" x 5' 6" (2.59m x 1.68m) Recess with hanging rail and space for drawers under, double glazed window to the front.

OUTSIDE: Small patio area to the front with wooden bench to the side.

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

COSTS: Ground rent: £491.69 pa Service Charge: £1,717.50 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 been verbally informed that the net yield from holiday lets has averaged 12.7% for the last 3 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 take the first left parking in the communal area and the property can be found ahead of you on the right 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

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
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