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**Tolroy Road,
St. Erth Praze, Hayle**

**Guide Price £132,500
Leasehold**





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Property Introduction

Situated within the popular Tolroy Manor Holiday Park development is this well presented semi-detached lodge, located in a tucked away corner plot position offering an ideal investment opportunity. We have been advised by our vendor that the property will be sold partially furnished with an inventory available upon request. Upon entering the lodge via a raised covered deck, you enter a contemporary style open plan living space comprising of a lounge/diner and a kitchenette whilst also to the ground floor is a bathroom. The first floor accommodation comprises of two double bedrooms and a twin bedded room plus a further shower room. The accommodation to the rear elevation benefits from double glazed uPVC windows and there is an electric heating system. One of the features of the property is the delightful balcony which is accessed just off the main bedroom. The parking is communal owned by the site owners and immediately in front of the property is a parking space. The property has the benefit of using the on-site facilities which include a heated indoor swimming pool, sauna, clubhouse with entertainment, tennis and squash courts, restaurant and bar, pool table, amusements, playground, crazy golf, launderette, on-site shop - all set within communal gardens and further parking.

Location

Tolroy Manor Holiday Park is situated on the outskirts of Hayle and is renowned for its nearby golden sandy beaches and is popular for surfing and other water sports. On the road outside the site there is a bus stop providing transport to nearby towns and the Park and Ride at St Erth provides a direct train link to St Ives and London. Hayle station also provides connection to the mainline train links throughout the county and country. Nearby is the popular tourist attraction of Paradise Park. Hayle is also close to the picturesque fishing village of St Ives with its four beaches, restaurants and galleries making it a popular holiday destination. The main A30 trunk road is nearby, making travelling to other parts of the county such as Truro and both north and south coasts that much easier and also provides access out of the county and beyond.

ACCOMMODATION COMPRISSES

Glazed door opening to:-

OPEN PLAN LIVING SPACE 24' 4" x 15' 10" (7.41m x 4.82m) maximum overall measurements

LOUNGE/DINER

Window to front elevation and door to rear elevation. In the dining area there are double doors opening to the terrace. Laminate floor and staircase to first floor with understairs storage cupboard. Wall mounted electric heater. Storage cupboard with fuse box. Access to:-

KITCHENETTE

uPVC double glazed window to rear elevation. Single stainless steel sink unit with mixer tap. Range of base and wall mounted storage cupboards, three drawer unit. Cooker, fridge and part tiled walls.



GROUND FLOOR BATHROOM

Two uPVC windows to rear elevation. Concealed cistern WC, wash hand basin with storage cupboard under, panelled bath with shower over and shower screen. Shaver point, wall mirror and wall heater. Tiled walls.

FIRST FLOOR LANDING

Access to loft. Cupboard over the stairwell housing the immersion tank. Access off to:-

BEDROOM ONE 9' 2" x 8' 10" (2.79m x 2.69m) plus door recess, reduced headroom to one side

Doorway opening to the balcony that runs across the front of the property, courtesy outside light. This room has the benefit of a built-in wardrobe.



BEDROOM TWO 12' 0" x 8' 5" (3.65m x 2.56m) L-shaped, maximum measurements, reduced headroom to one side

Window to front elevation.

BEDROOM THREE 8' 8" x 6' 0" (2.64m x 1.83m) reduced headroom to one side

uPVC double glazed window to rear elevation. Wardrobe recess.



SHOWER ROOM

Double glazed window to rear elevation. Shower cubicle, wash hand basin and concealed cistern WC. Extractor fan and chrome heated towel rail.



OUTSIDE FRONT

The parking is communal owned by the site owners and immediately in front of the property is a parking space. The property is approached by a raised deck that runs across the front of the property. There is also a range of mature shrubs that give the property a good degree of privacy.

OUTSIDE REAR

Immediately to the rear is a paved patio with mature shrubs and trees, again giving a great deal of privacy and seclusion.

SERVICES

Mains water, mains drainage and mains electric.

AGENT'S NOTES

If you are planning to purchase the property by obtaining a mortgage, we would recommend that you seek advice from a financial advisor at the first instance as we believe the properties are not mortgageable due to being on a holiday site. The property is Council Tax band 'B'. For use as a holiday let (business), we confirm that no Council Tax is liable. We would recommend however, clarifying this with Cornwall County Council and to take your own independent advice on this before purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	46
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

LEASEHOLD INFORMATION

Remainder of 999 year lease from 1987. Holiday restrictions with 28 day consecutive use only. The current ground rent is £491.69, the current maintenance charge is £1717.50 for season 2024/2025. Please note that buildings insurance needs to be organised separately plus there is an additional annual charge of £307.26 for water and sewage.

DIRECTIONS

Proceeding on the B3302 away from Hayle, taking the B3302 towards Helston,



Approximate total area⁽¹⁾

386 ft²

35.8 m²

Balconies and terraces

158 ft²

14.7 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

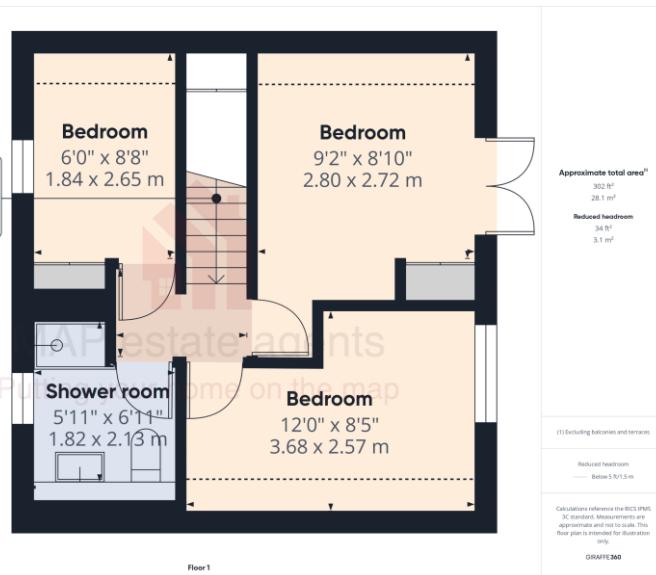
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MAP's top reasons to view this home

- Delightful three bedroom semi-detached holiday lodge
- Located within the popular Tolroy Manor
- Tucked away corner plot position
- Ground floor bathroom, first floor shower room
- Contemporary open plan living space
- First floor balcony, covered entrance veranda
- Investment opportunity
- Ideal for access to St Ives and the A30, bus route & train station
- Use of on-site facilities
- Offered for sale partially furnished



Approximate total area⁽¹⁾

302 ft²

28.1 m²

Reduced headroom

34 ft²

3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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