

# DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



Beautifully presented 3 bedroom holiday home with substantial improvements by the current owner. Set on the edge of the Trevithick section of the park with parking just beside the property. The property is fully double glazed, has a forced air circulation system and pressured hot



**9 Trevithick Court, Tolroy Manor**  
**Tolroy Road**

Hayle TR27 6HG

**£132,000**

## VR Tour

Please see the link to the virtual tour of the property. This will give you a full and comprehensive view of the property. Measurement tool included.

## Living Room 14' 10" x 15' 5" (4.51m x 4.7m) (Dining area 2.86m X 2.16m)

Windows to front aspect in dining area. French doors leading on to patio area. Fitted cupboard housing electric fuse box and meter. Television point and power points. Furniture includes two sofas, arm chair, dining table and chairs, TV, side tables and lamps. Wall mounted heater.

## Kitchen 6' 9" x 5' 10" (2.06m x 1.78m)

Range of eye and base level units with rolltop worksurfaces over and inset stainless steel single sink drainer with splashback tiling. Electric oven, hob, microwave and free standing fridge / freezer. Kitchen fully equipped. Window to rear aspect.

## Ground floor Double Bedroom 9' 1" x 8' 10" (2.77m x 2.69m)

Including double bed and bedside table with lamp. Window and door to rear aspect. Built in wardrobe with hanging area.

## Ground floor Bathroom 7' 9" x 5' 5" (2.35m x 1.66m)

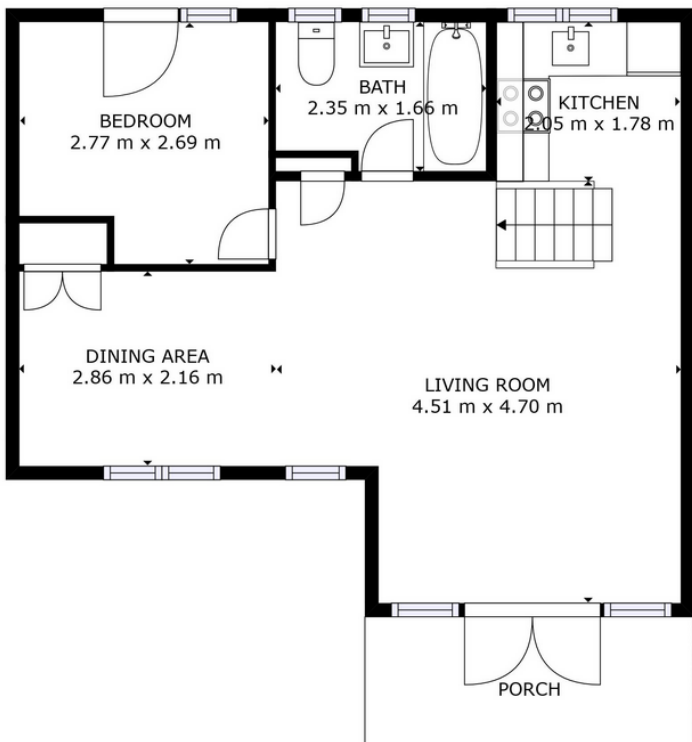
Newly renovated white suite comprising panel bath with shower over (feed from the hot water tank), Pedestal wash hand basin and toilet. Frosted glazed windows to rear aspect. Since the photos were taken this bathroom has been refurbished. New photos to follow soon.

## Stairs to landing

Loft hatch and doors leading to shower room and bedrooms. Forced air circulation system and emergency lighting.

## Double Bedroom 13' 1" x 13' 2" (3.98m x 4.01m)

Door leading out on to the balcony. Furniture includes a double bed, bedside cabinets with lamps, chest of drawers, feature mirror and a large built in wardrobe. Wall mounted heater.



## Triple Bedroom 18' 6" x 8' 2" (5.65m x 2.48m)

Window to both front and rear aspect. Built in wardrobe with hanging area, bedside units, chest of drawers and three single beds.

## Shower Room 13' 1" x 6' 1" (3.98m x 1.85m)

Large shower cubicle (shower feed from hot water tank), WC and wash basin. Window to rear aspect.

## Outside

The property benefits from a balcony to the front which is accessed from the main bedroom. Also a patio area to front of property. Communal parking is available next to the property.

## Occupancy

All properties at Tolroy Manor are restricted to 28 day use. This means no one should stay on the park for more than 28 consecutive nights. Further to this most properties are on 10 month use. December and January should not be used.

## Lease Details

The properties at Tolroy Manor are all leasehold. The leases are for 999 (nine hundred and ninety nine) years from 1987.

## Site fees

2023/24 Season Fees for this property are - Site Service Charge £1,643.06, Ground Rent £470.38, Water and sewage £293.94 TOTAL = £2,407.38 Due by the 1st April for the following 12 months.

## Furnishings

All properties we sell come fully furnished and ready for use. For full details about fittings and any items that will be excluded from the sale please contact the office.

## Internet

Wifi is available (at monthly subscription cost) with satellite dish and modem included.

## Development

While externally the properties must remain in keeping with the site and items such as replacement windows will need to be in the appropriate colour and style the owners are encouraged to renovate the interiors to their own taste and to enhance bookings.

