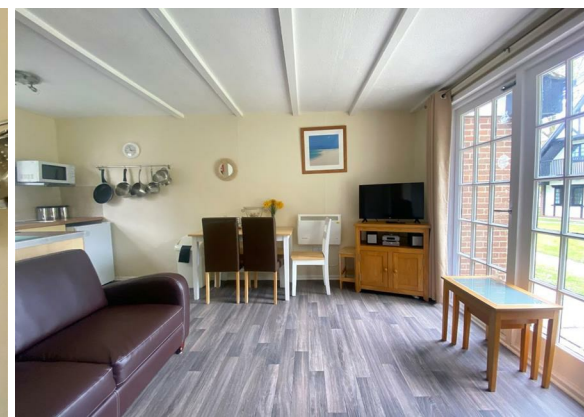




Tudor Court  
St. Erth Praze  
Hayle  
TR27 6HG

Asking Price £85,950

- 2 BED BUNGALOW
- VERY WELL PRESENTED
- EXTREMELY POPULAR LOCATION ON SITE
- PRIVATE PATO
- USE OF SITE FACILITIES
- EPC RATING - F28



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 387.00 sq ft



### THE HOLIDAY PARK

Set in the hillside above Hayle with an Old Cornish Manor at the heart of the park, Tolroy Manor holiday park is a charming base for your holiday. Just over a mile from the park you'll find Hayle Towans beach which stretches for 3 miles at low tide. With the white sands and aqua blue water.

Tolroy Manor is a haven for nature and wildlife with a wonderful range of flora and fauna that inhabit the Cornwall holiday park, click here to see how Tolroy Manor are working with nature. The park offers a number of facilities including indoor heated swimming pool, squash and tennis court and clubhouse with family entertainments.

### LOUNGE DINING ROOM

14'10" x 10'5" (4.52 x 3.18)

Double and single doors to the front leading to the private patio and enjoying a nice outlook over the park, access to the kitchen, 2 bedrooms and shower room.

### KITCHEN

6'9" x 6'3" (2.06 x 1.91)

Stainless steel sink unit with adjoining work surfaces, further range of base and eye level units, window to the rear.

### SHOWER ROOM

Shower cubicle with shower over, pedestal wash hand basin, obscure window to the rear, door leading to separate w.c with window to the rear.

### BEDROOM

8'8" x 8'1" (2.64 x 2.46)

Window and door to the rear, built in wardrobe.

### BEDROOM

8'7" x 7'6" (2.62 x 2.29)

Window to the front, built in wardrobe.

### OUTSIDE

There is a pathway leading to the front door with a private patio seating area.

### LEASE DETAILS

Approx 964 year lease remaining. Ground rent and water rates £1,600 and electricity approx £400.

### AGENTS NOTE

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 there own taste and to enhance bookings.

Site Facilities

The site facilities are open during the summer months from mid March until early November. They include: indoor swimming pool, family entertainment club, bar, snooker room, tennis court, outdoor games area, play area, launderette, shop, squash court, soft ball area and a cafe/restaurant.

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. This property has 12 months holiday occupancy.





## Directions To Property

Millerson Estate Agents  
 50 Fore Street  
 Hayle  
 Cornwall  
 TR27 4DY  
 E: hayle@millerson.com  
 T: 01736 754115  
 www.millerson.com

## Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>28</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	