



14, Trevithick Court Tolroy Manor Holiday Park, St Erth Praze, TR27 6HG

Nestled in the picturesque town of Hayle, this charming end-of-terrace bungalow offers the perfect retreat for couples, families, or small groups seeking a relaxing getaway. Step inside to discover a bright and welcoming open plan living space that seamlessly blends the kitchen, dining, and lounge areas. The well equipped kitchen is ideal for preparing home cooked meals, while the dining area provides a cosy spot to enjoy them together. After a day exploring the Cornish coast, unwind in the comfortable living area.

The property features two bedrooms, offering a peaceful night's sleep for all guests. This delightful bungalow combines comfort and practicality, making it an ideal base for enjoying everything Hayle and the surrounding area have to offer.



Guide Price £57,000

Location

Tolory Manor Holiday Park is located just outside of the thriving coastal town of Hayle. The town itself provides many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as it the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

Accommodation

Lounge/Kitchen/Diner

Bedroom 1

Bedroom 2

Shower Room

Services

Mains Electricity, Drainage and Water

Service Charges

Our client has informed us that that the service charge and ground rent is £2602.26 and to include water and drainage. (2025/2026)

Lease Information

Our client has informed us that the property has the remainder of a 999 year lease which started on 17th January 1989, currently there are 963 Years remaining on the lease.

The property is able to be used 12 months of the year but not your primary residence.

Council Tax Band

Our client has informed us that there is no council tax payable.

What3Words

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Anti Money Laundering Regulations – Purchasers

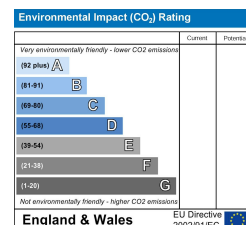
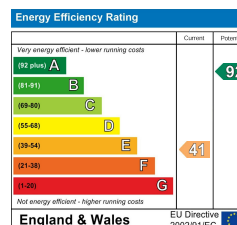
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

Offices in Helston & Hayle

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