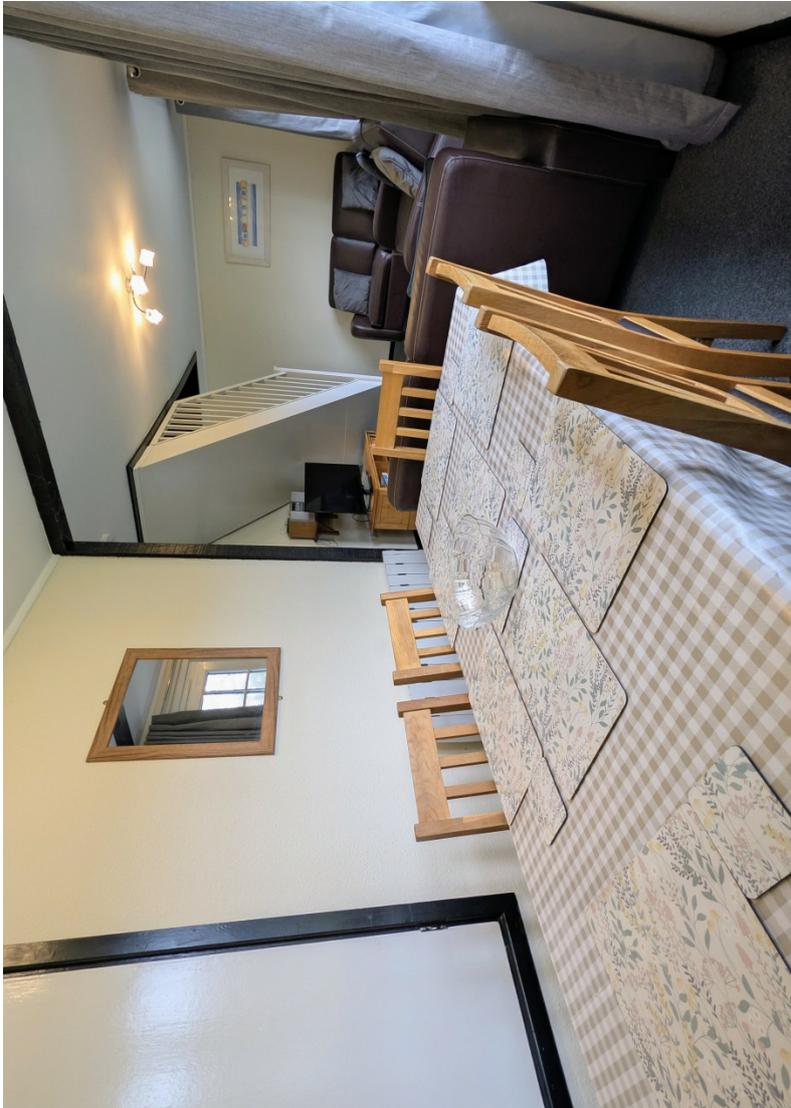
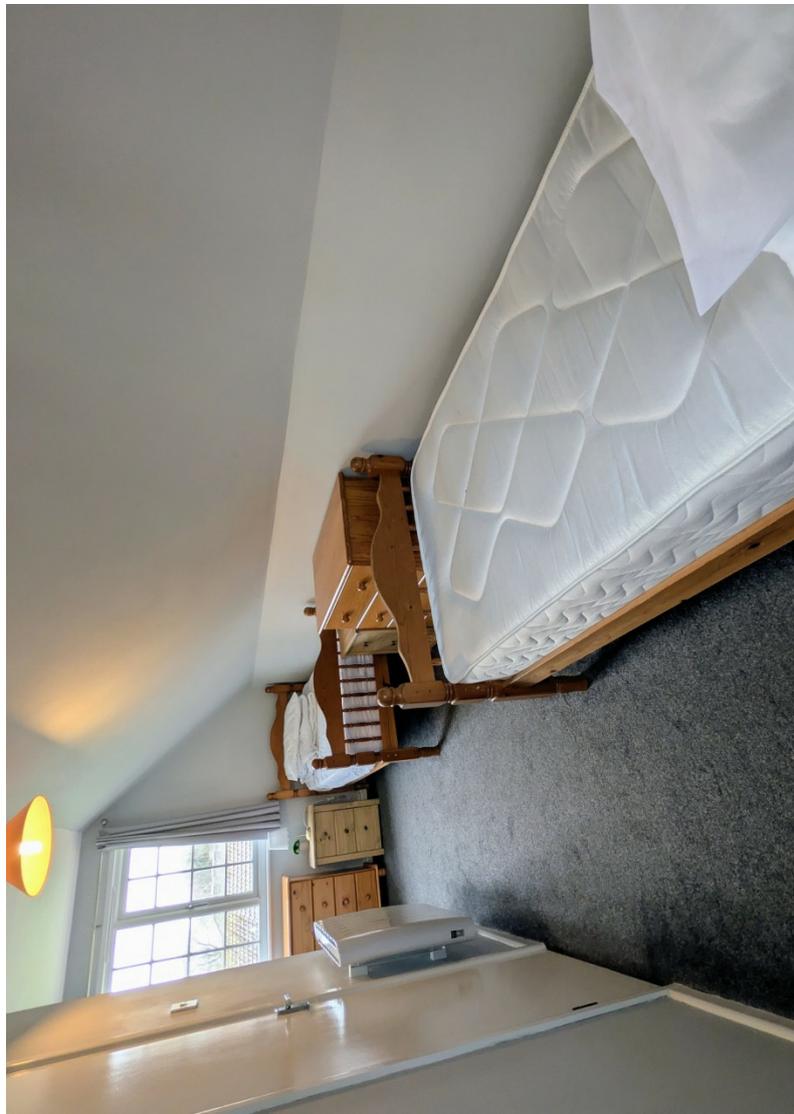
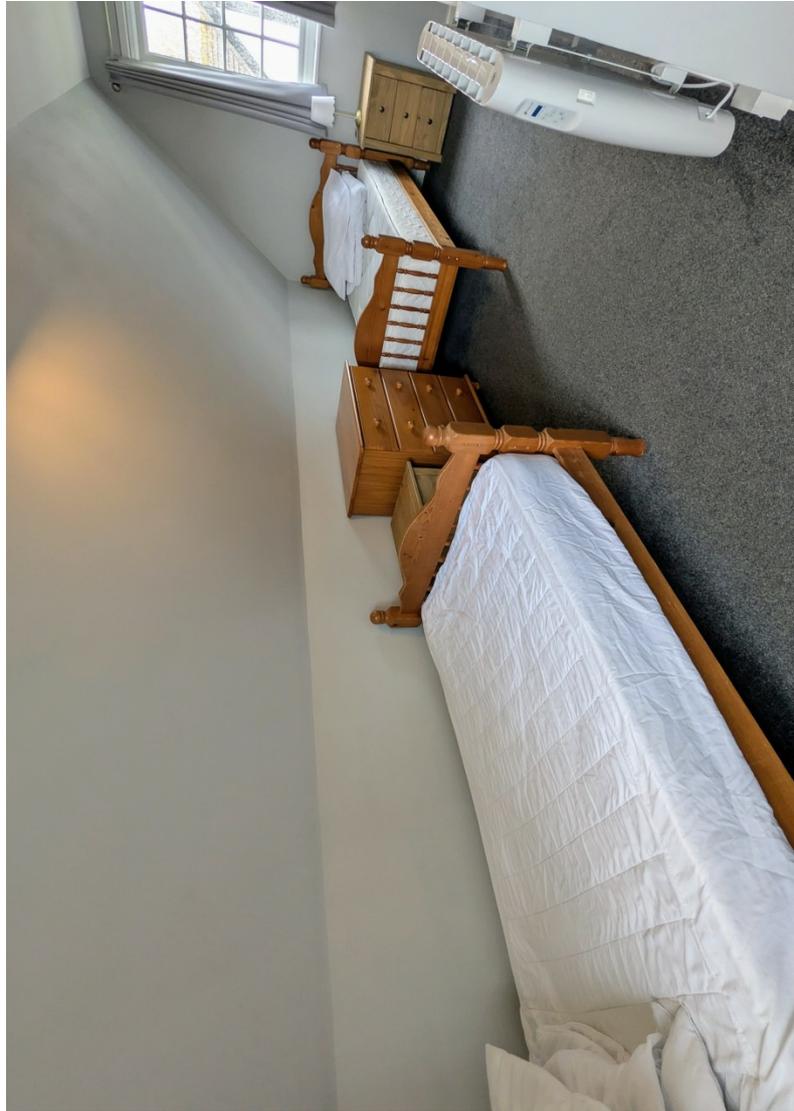




27 Tudor Court, Tolroy Manor
Holiday Village, 28 Tolroy Road,
Hayle, Cornwall, TR27 6HG







£97,500 FREEHOLD

*** THREE BEDROOM HOLIDAY HOME * OPEN PLAN LIVING / KITCHEN / DINING ROOM ***

*** GROUND FLOOR BATHROOM * FIRST FLOOR SHOWER ROOM ***

*** ELECTRIC PANEL HEATERS * USE OF ON SITE FACILITIES ***

*** COUNCIL TAX = RATED FOR BUSINESS USE * EPC = E ***

*** 12 MONTH RESTRICTED HOLIDAY OCCUPANCY ***

*** APPROXIMATELY 69 SQUARE METRES * EXCELLENT OPPORTUNITY ***

*** VIEWING HIGHLY RECOMMENDED ***

Situated on the ever popular Tolroy Manor Holiday Park is this nicely presented three bedroom mid terrace A frame chalet. The accommodation comprises and open plan living/kitchen/dining room, bedroom and bathroom on the ground floor. On the first floor there are two further bedrooms and a shower room. The properties at the park enjoy use of all on site facilities to include swimming pool, tennis courts and bar. This property would make an ideal investment and an early appointment to view is highly recommended.

DOUBLE GLAZED DOOR TO:

OPEN PLAN LIVING / KITCHEN / DINING ROOM:

LIVING / DINING AREA: 13' 9" x 10' 6" narrowing to 6' 9" (4.19m x 3.20m - 2.06m) Double glazed bow window and double glazed French doors to the front, electric panel heater, built in storage cupboard, stairs rising.

KITCHEN AREA: 6' 9" x 5' 9" (2.06m x 1.75m) Range of base and wall mounted units, integral stainless steel sink unit with mixer tap and drainer, fridge, built in electric oven with hob and extractor hood over, double glazed window to the rear, complementary tiling.

BEDROOM TWO: 8' 7" x 7' 10" up to wardrobe (2.62m x 2.39m) Double glazed door and window to the rear, built in wardrobe, electric panel heater.

BATHROOM: 7' 6" x 5' 5" (2.29m x 1.65m) Panelled bath with glazed screen and shower over, low level w.c., wash hand basin, two double glazed windows to the rear, cupboard housing hot water cylinder, shaver socket, extractor fan.

FIRST FLOOR LANDING: Access to the loft.

BEDROOM ONE: 10' 8" x 9' 1" including built in wardrobe (3.25m x 2.77m) Double glazed window to the front, built in wardrobe, electric panel heater.

BEDROOM THREE: 18' 5" x 8' 1" narrowing to 6' 1" (5.61m x 2.46m - 1.85m) Double glazed windows to the front and rear, electric panel heater, built in wardrobe.

SHOWER ROOM: 10' 4" x 6' 0" (3.15m x 1.83m) Glazed corner shower cubicle with sliding doors, low level w.c., wash hand basin, opaque double glazed window to the rear, heated towel rail, extractor fan, complementary tiling.

TENURE: Remainder off 999 year lease setup in the 1980s.

The property is a holiday home on a holiday site.

The properties can be used for 28 days per stay, as standard the lease was for 10 months occupancy throughout the year, this has been extended to 12 months however the 28 days per stay still stands.

COSTS FOR 2025: Ground rent £508.45 per annum. Service charge £1776.07

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: We checked the phone signal with EE which was good. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. The property is of timber frame construction.

DIRECTIONAL NOTE: Via What3Words: ///subsets.rely.cROUTONS

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.

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01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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