

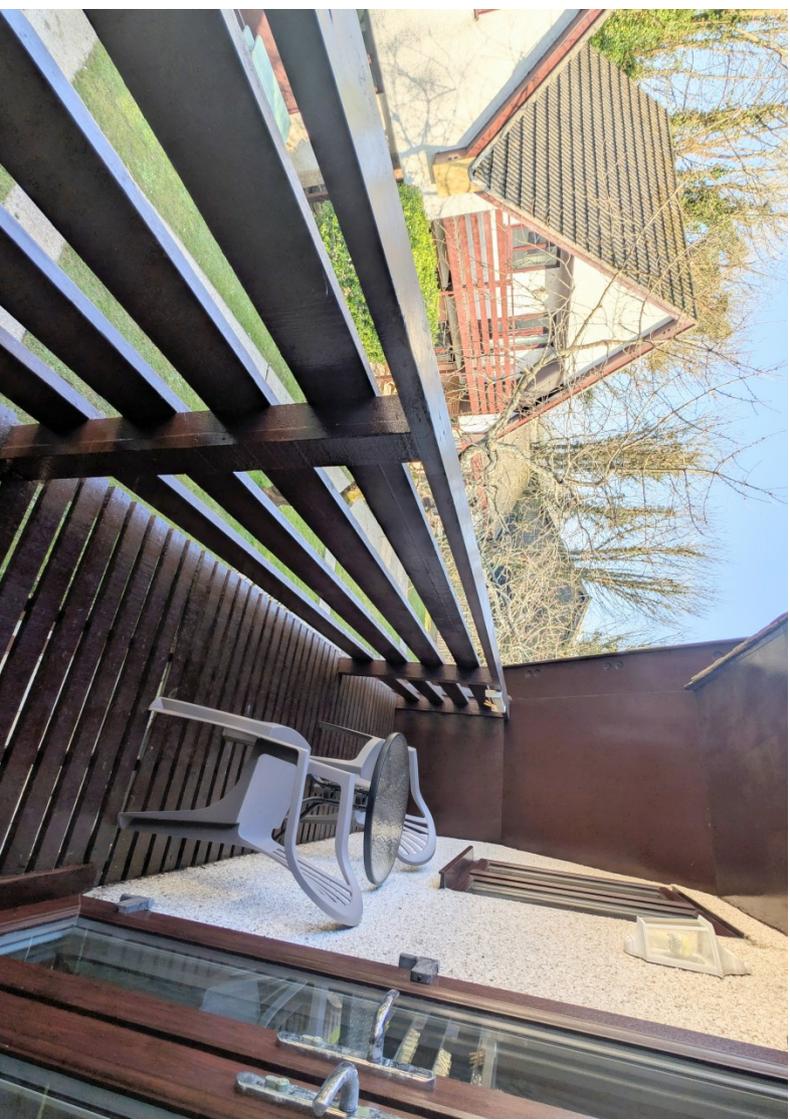


22 Trevithick Court, Tolroy
Manor, Hayle, Cornwall, TR27









22 TREVITHICK COURT, TOLROY MANOR, HAYLE, CORNWALL, TR27 6HG

GUIDE PRICE £120,000 LEASEHOLD

*** THREE BEDROOMS * OPEN PLAN LIVING / KITCHEN / DINING ROOM ***

*** GROUND FLOOR BATHROOM AND W.C. * FIRST FLOOR SHOWER ROOM ***

*** BALCONY * HOLIDAY USE ONLY * SOLD FULLY FURNISHED ***

*** USE OF ALL ON SITE FACILITIES * COUNCIL TAX = RATED FOR BUSINESS USE ***

*** EPC = TO BE ASSESSED ***

*** APPROXIMATE SQUARE METRES TO BE CONFIRMED ***

A nicely presented three bedroom terraced A Frame holiday home situated on the popular Tolroy Manor holiday site. The accommodation comprises an open plan living/kitchen/dining room with a family bathroom, separate w.c. and bedroom on the ground floor. On the first floor there are two further bedrooms and a shower room. The property enjoys use of the site facilities to include swimming pool, restaurant, tennis courts etc. Due to the popularity of properties on the site, we would highly recommend an early appointment to view.

UPVC DOUBLE GLAZED DOOR TO:

OPEN PLAN LIVING / KITCHEN / DINING ROOM:

LIVING AREA: 14' 7" x 10' 3" (4.45m x 3.12m) UPVC double doors to the front, shallow built in cupboard, tv point, stairs rising.

DINING AREA: 9' 3" x 7' 1" (2.82m x 2.16m) Built in cupboard, electric radiator, UPVC double glazed windows to the front.

KITCHEN AREA: 6' 7" x 5' 7" (2.01m x 1.70m) Range of base and wall mounted units, inset single bowl sink unit with mixer tap and drainer, electric oven with integrated hob, built in microwave, free standing fridge/freezer.

BEDROOM THREE: 9' 0" x 7' 1" (2.74m x 2.16m) Double glazed door and window to the rear, built in wardrobe, electric heater.

BATHROOM: 5' 6" x 4' 9" (1.68m x 1.45m) Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, double glazed window to the rear. Door to:

SEPARATE W.C.: Low level w.c., double glazed window to the rear.

FIRST FLOOR LANDING: PIV system.

BEDROOM ONE: 10' 8" x 9' 2" including wardrobes (3.25m x 2.79m) plus door recess. Built in wardrobes, electric heater. Double glazed door and windows to:

BALCONY: With space for a small table and chairs.

BEDROOM TWO: 18' 5" x 8' 1" narrowing to 6' 1" (5.61m x 2.46m - 1.85m) Built in wardrobe and cupboard housing pressurised water tank, double glazed windows to the front and rear, electric radiator.

SHOWER ROOM: 10' 4" x 5' 10" (3.15m x 1.78m) Glazed shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail, double glazed window to the rear.

OUTSIDE: To the front of the property there is a small patio area with wooden picnic bench, along with the aforementioned balcony to the first floor.

SERVICES: Mains water, electricity and drainage.

COSTS: Ground Rent: TBC
Service Charge: TBC
Maintenance: TBC

AGENTS NOTE: The property is constructed of block under a tiled roof. We checked the phone signal with EE which was good. We understand from Openreach.com that an internet connection is not available to the property. Please note properties on the site are for holiday use only.

DIRECTIONAL NOTE: Via What3Words: ///image.stripped.zoos

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

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Lettings
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