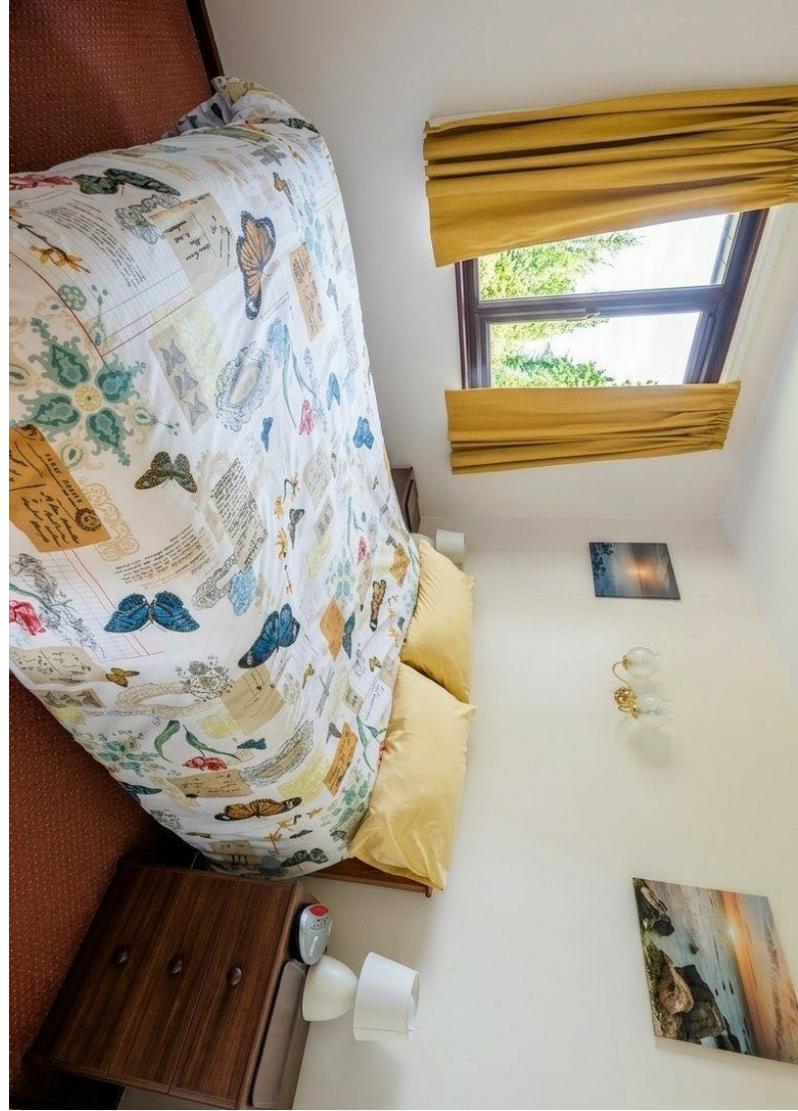




72 Strawberry Hill, Tolroy Manor,
Hayle, Cornwall, TR27 6HG







72 STRAWBERRY HILL, TOLROY MANOR, HAYLE, CORNWALL, TR27 6HG

GUIDE PRICE £60,000 LEASEHOLD

*** THREE BEDROOM HOLIDAY HOME WITH OPEN PLAN LIVING SPACE ***

*** FULLY EQUIPPED KITCHEN * GROUND FLOOR BATHROOM ***

*** VIEWS TO ST IVES BAY * USE OF ON SITE FACILITIES ***

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

*** APPROXIMATELY 49 SQUARE METRES ***

*** 12 MONTHS HOLIDAY OCCUPANCY (28 MAXIMUM PER STAY) ***

Situated on the edge of a popular holiday site on the outskirts of Hayle town, this two storey, three bedroom end of terrace holiday home enjoys rear views over fields towards St Ives Bay and sits within easy reach of Hayle's three miles of golden sands. Benefiting from ample nearby parking and full use of on site amenities to include swimming pool, restaurant, and entertainment. An early viewing is strongly recommended to avoid disappointment.

DOUBLE GLAZED DOOR AND SIDE PANEL TO:

OPEN PLAN LIVING / DINING SPACE: 14' 11" x 11' 6" (4.55m x 3.51m) With staircase rising, wall mounted electric heater.

KITCHEN AREA: 7' 11" x 6' 10" (2.41m x 2.08m) With double glazed window to the rear enjoying views to St Ives Bay, stainless steel circular sink with mixer tap and drainer, wall and base cupboards, electric oven and hob, stainless steel extractor fan, fridge, washer dryer, cupboard housing the wall mounted water heater, complementary tiling, tiled floor.

BATHROOM: 6' 8" x 5' 7" (2.03m x 1.70m) With panelled bath with hand grips, separate shower over and screen, low level WC with concealed cistern, vanity sink unit with complementary tiling, storage under, opaque double glazed window to the rear, shaver socket and light, heated towel rail.

FIRST FLOOR LANDING: With window to the front and access to the loft.

BEDROOM ONE: 8' 10" x 8' 0" (2.69m x 2.44m) With window to the rear enjoying views of St Ives Bay with concealed storage.

BEDROOM TWO: 11' 9" x 6' 8" (3.58m x 2.03m) Double glazed window to the rear enjoying the views to St Ives Bay, concealed storage.

BEDROOM THREE: 8' 7" x 5' 5" (2.62m x 1.65m) Double glazed window to the front, concealed storage.

AGENTS NOTE: We understand from Openreach website that Fibre Broadband is not yet available to the property. We tested the phone signal for EE which was good. The property is constructed of timber frame under a tiled roof.

LEASE: Remainder of 999 lease set up in the 1980's. The property is a holiday home on a holiday site making it unsuitable for mortgage purposes. The property can be occupied for 28 days maximum per stay for 12 months of the year.

CHARGES: Ground rent: £470.38 pa and Service Charge: £1,643.06 pa

DIRECTIONAL NOTE: Via What3Words: ///mice.verve.nibbles

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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

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Lettings
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