



80 Strawberry Hill, Tolroy Manor  
Holiday Village, Hayle, Cornwall,  
TR27 6HG







**80 STRAWBERRY HILL, TOLROY MANOR HOLIDAY VILLAGE, HAYLE, CORNWALL, TR27 6HG**

**GUIDE PRICE £60,000 LEASEHOLD**

**\* HOLIDAY HOME \* THREE BEDROOMS \***

**\* OPEN PLAN LIVING / KITCHEN / DINING ROOM \* GROUND FLOOR BATHROOM \***

**\* DOUBLE GLAZING \* ELECTRIC HEATERS \***

**\* MAJORITY OF FIXTURES AND FITTINGS TO BE INCLUDED IN THE SALE \***

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

**\* APPROXIMATELY 48 SQUARE METRES \***

Situated on the popular Tolroy Manor holiday site is this nicely presented three bedroom terrace property. The accommodation comprises an open plan living/kitchen/dining room and bathroom on the ground floor with three bedrooms on the first floor. The property benefits from use of all on site facilities to include restaurant, tennis courts and swimming pool. We would highly recommend an early appointment to view.

**DOUBLE GLAZED DOOR TO:**

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

**LIVING / DINING AREA:** 14' 10" x 11' 2" including the stairs (4.52m x 3.40m) Double glazed window to the front, two electric radiators, stairs rising with storage under. Open to:

**KITCHEN AREA:** 7' 11" x 6' 2" (2.41m x 1.88m) Range of base and wall mounted units, electric oven and hob, stainless steel single bowl sink unit with hot and cold taps and drainer, built in cupboard housing water cylinder, double glazed window to the rear.

**BATHROOM:** 6' 7" x 5' 11" (2.01m x 1.80m) Fully tiled room, panelled bath with mains shower over and glazed screen, low level w.c., wash hand basin with cupboard under, shaver socket and light, double glazed window to the rear, extractor fan.

**FIRST FLOOR LANDING:** Double glazed window to the front, access to the loft.

**BEDROOM ONE:** 8' 9" x 8' 0" plus built in wardrobe (2.67m x 2.44m) Electric radiator, double glazed window to the rear.

**BEDROOM TWO:** 11' 7" x 4' 11" (3.53m x 1.50m) Recesses for the door, bed and wardrobe, electric radiator, double glazed window to the rear.

**BEDROOM THREE:** 8' 6" x 5' 6" (2.59m x 1.68m) Open area behind the door ideal for a small wardrobe, electric radiator, double glazed window to the front.

**OUTSIDE:** There is an area to the front of the property laid to patio with a picnic bench.

**SERVICES:** Mains water, electricity and drainage.

**AGENTS NOTE:** The property is constructed of timber frame with a concrete tiled roof. We checked the phone signal with EE which was intermittent. We understand from Openreach.com that internet is not available to the property.

**LEASE:** Remainder of 999 year lease (to be confirmed)

**CHARGES:** Ground Rent TBC Services Charge TBC

**DIRECTIONAL NOTE:** Via What3Words ///obey.hazy.marathon

**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

Hayle  
01736 756627

Lettings  
01736 366778



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