



## Turnberry Drive, Moor Road, Filey, YO14 9GN

- Detached House
- Solar Panels
- On Site Amenities
- Three Bedrooms
- Fantastic Holiday Home / Holiday Let
- EPC Grade: B

**Guide Price £220,000**



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Hunters are delighted to bring to the market this impressive detached home, ideally located within the highly sought-after The Bay Holiday Village near Filey, offering spacious and versatile accommodation perfect for a holiday home or high-performing holiday let investment.

The property briefly comprises an entrance hallway leading through to a generous open-plan kitchen and living area, creating a bright and sociable space ideal for relaxing or entertaining. A standout feature is the charming stove, adding warmth and character. There is also a convenient ground floor WC.

To the first floor are three well-proportioned double bedrooms, two of which benefitting from Juliet balconies and one currently arranged as a twin. The accommodation is well served by a modern family bathroom and a separate en-suite shower room, offering added convenience for guests.

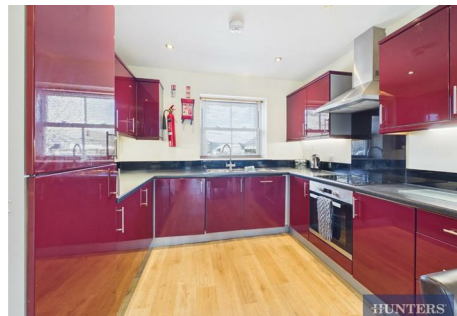
The property also benefits from attractive sea views, further enhancing its appeal as a coastal retreat.

Externally, there is access to communal parking located just opposite the property, along with a private rear patio featuring a brick-built BBQ—perfect for outdoor dining and entertaining.

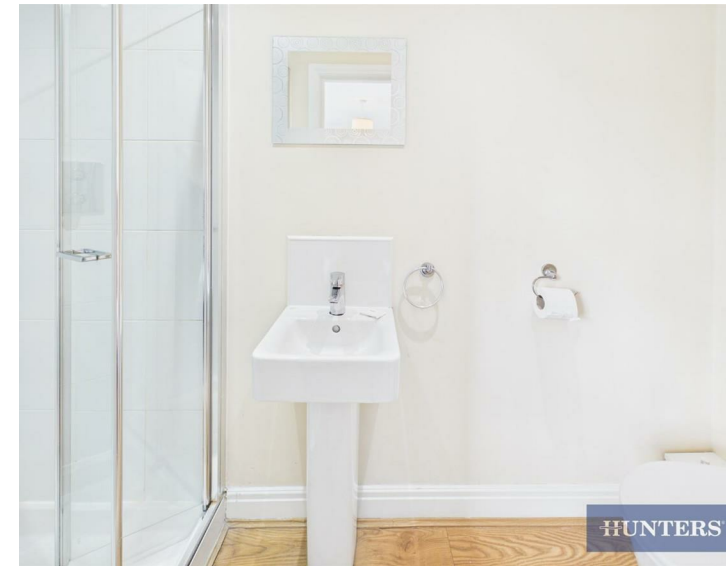
The Bay Holiday Village is a fantastic coastal development offering direct beach access, a swimming pool with sauna and steam room, gym, pub and café, shop, and leisure facilities including tennis and boules courts.

Offered fully furnished for immediate use or letting, the property has recently benefitted from new flooring, as well as brand new curtains and blinds throughout. It also features solar panels, generating a feed-in tariff income of approximately £2,000–£2,500 per year. The property is managed within The Bay's letting pool, creating a truly turnkey investment opportunity with hands-off management.

The Renewable Heat Incentive (RHI) is transferable for the remaining 2 years of the 7-year term, providing an income of just under £1,000 per year. Qualification is subject to a quick registration process with Ofgem. A superb ready-to-go coastal home—early viewing is highly recommended.



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## HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



Ground Floor



Floor 1

### Viewings

Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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#### Approximate total area<sup>(1)</sup>

939 ft<sup>2</sup>  
87 m<sup>2</sup>

#### Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

#### Reduced headroom

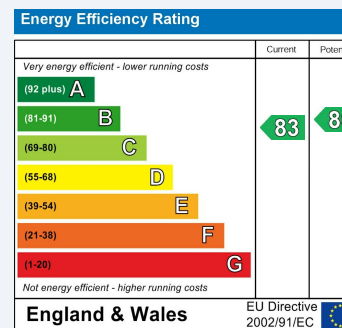
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.