

74 Strawberry Hill
Tolroy Manor
Hayle
TR27 6HG









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GUIDE PRICE £100,000 - LEASEHOLD

A mide terraced three bedroom holiday home on this popular site on the edge of the town, within close proximity of Hayle's three miles of golden sands. Offered to the market fully furnished and benefiting from the use of all amenities, including indoor pool and entertainment. Ideal investment.

*** THREE BEDROOMS * OPEN PLAN LIVING SPACE ***

*** GROUND FLOOR BATHROOM * USE OF ALL ONSITE FACILITIES ***

*** FULLY FURNISHED AND EQUIPPED * DOUBLE GLAZING * EPC=E ***

*** IDEAL INVESTMENT ***

DOUBLE GLAZED DOORS TO:

OPEN PLAN LIVING SPACE: 14' 10" x 11' 7" (4.52m x 3.53m) Staircase rising, laminate flooring.

KITCHEN AREA: 7' 9" x 6' 6" (2.36m x 1.98m) Double glazed window to the rear with rural outlook, fridge, electric cooker, stainless steel sink with drainer, built in base and wall mounted cupboards, complementary tiling, airing cupboard housing the hot water cylinder.

BATHROOM: 6' 7" x 5' 7" (2.01m x 1.7m) Panelled bath with Victorian style shower attachments and folding screen, low level W.C., with concealed cistern, vanity sink, complementary tiling, extractor fan, opaque double glazed window to the rear.

FIRST FLOOR LANDING: Access to the loft, double glazed window to the front.

BEDROOM ONE: 8' 8" x 8' (2.64m x 2.44m) Double, double glazed window to the rear enjoying rural views, storage.

BEDROOM TWO: 11' 9" x 6' 7" (3.58m x 2.01m) Twin, double glazed window to the rear with rural outlook, storage.

BEDROOM THREE: 8' 6" x 5' 6" (2.59m x 1.68m) Bunk, double glazed window to the front, storage.

OUTSIDE: Paved patio and shrub border.

SERVICE CHARGE: To be informed.

TENURE: Remainder of 999 year lease, set up in the 1980's.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County Council, St Clare, Penzance, Cornwall 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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