

22 Tudor Court
Tolroy Manor
Tolroy Road
Hayle
TR27 6HG







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GUIDE PRICE £95,000 - LEASEHOLD

An opportunity to acquire a superbly presented two bedroom end of terrace holiday home, including all furnishings. Situated on a popular holiday park on the edge of the town. Benefitting from the use of all on site facilities, including a swimming pool and entertainment during the season. A viewing is essential to appreciate this well maintained holiday property, which would make an ideal investment or private holiday home.

*** TWO BEDROOMS * SHOWER ROOM * OPEN PLAN LIVING SPACE ***
*** KITCHEN AREA * DOUBLE GLAZING * USE OF ONSITE FACILITIES ***
*** ELECTRIC HEATING * EPC=G ***
*** VIEWING ESSENTIAL ***

MULTI PANED UPVC DOUBLE GLAZED PATIO DOOR TO:

OPEN PLAN LIVING SPACE: 14' 11" x 10' 7" (4.55m x 3.23m) UPVC multi paned double glazed full length window to the front, wall mounted electric heater, built in cupboard housing the electricity metre, mock wood feature beamed ceiling. Laminate flooring. Opening to

KITCHEN AREA: 7' 0" x 6' 9" (2.13m x 2.06m) UPVC multi paned double glazed window to the rear. Fitted kitchen comprising of a range of wall and base cupboards and drawers with work surface over and tiled splashback. Stainless steel kitchen sink with drainer. Ceramic four ring electric hob with electric fitted oven beneath and extractor fan over. Laminate flooring.

DOUBLE BEDROOM: 9' 3" x 8' 8" (2.82m x 2.64m) UPVC multi paned double glazed door to the rear with matching window to the side. Wall mounted electric heater.

BEDROOM TWO: 8' 8" x 6' 9" (2.64m x 2.06m) UPVC multi paned double glazed window to the front, electric wall heater.

SHOWER ROOM: Built in shower cubicle with wall mounted shower and glazed screen, low level w.c., pedestal wash hand basin set in vanity unit with mirror cupboard over. Fully panelled walls, built in airing cupboard, two UPVC multi paned, double glazed opaque windows to the rear, laminate flooring.

TENURE: Remainder of a 999 year lease, created in the 1980's.

SERVICES: Mains electricity and water chargeable via John Fowler

SERVICE CHARGES:

Ground Rent - £334.24

Service Charge - £1,167.51

Water & Sewage - £208.87

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or Carbis Bay (01736) 795040.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County Council, St Clare, Penzance, Cornwall TEL (0300 1234171)

ANTIMONEY 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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