



2, Strawberry Hill, Tolroy Manor Holiday Park, 28, Tolroy Road, Hayle, TR27 6HG

Nestled in the heart of the picturesque town of Hayle, this delightful mid-terrace holiday home offers the perfect retreat for families and small groups. Step inside to be greeted by an inviting open-plan space that seamlessly combines the kitchen, living, and dining areas. This thoughtfully designed layout ensures that everyone can come together to enjoy quality time, whether you're cooking up a storm in the well-equipped kitchen, sharing a meal at the dining table, or relaxing on the comfortable sofas in the living area. There are 3 bedroom upstairs which is perfect for young families.



Guide Price- £60,000

Location

Tolroy Manor Holiday Park is located just outside of the thriving coastal town of Hayle. The town itself provides many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as it the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

Accommodation

Open plan Kitchen/Living/Dining room
Downstairs family bathroom
Bedroom 1
Bedroom 2
Bedroom 3

Parking

Communal car park

Outside

Garden and Patio area to the front

Services

Mains electricity water and drainage.
Electric Heating.

Service Charges

Our client has informed us that that the service charge and ground rent is £2429.50 and to include water and drainage. (2025/2026)

Lease Information

The property has the remainder of a 999 year lease which started on 1st April 1987, currently there are 961 Years remaining on the lease.

The property is able to be used 12 months of the year but not your primary residence.

Council Tax Band

Our client has informed us that there is no council tax payable.

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

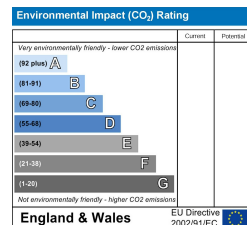
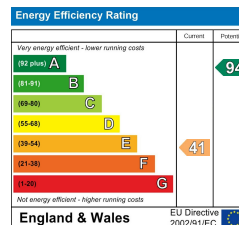
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

Offices in Helston & Hayle

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