



## 45 Rosecraddoc Lodge Holiday Bungalow, Liskeard

Offers Over £55,000

PARKES & PEARN

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An ideal investment opportunity or as a rural bolthole, this detached two/three-bedroom holiday bungalow is a must view. Easily accessible, situated within an established holiday village close to Bodmin Moor, this well-equipped opportunity benefits double glazing, electric heating and private parking.

### THE PROPERTY

This splendid, detached holiday bungalow in Southeast Cornwall offers stylish and contemporary living space in a quiet and tranquil location.

Buyers looking for a 'getaway' rural bolthole or investment within a well-run established holiday village should get in touch to view.

The accommodation comprises an open-plan living area with a modern fitted kitchen lounge and a separate dining room which could be a third bedroom.

There are two double bedrooms and a lovely up-to-date bathroom. Benefits include electric heating, uPVC double glazing and private parking,

Offered fully equipped with contents to enable immediate use, this property is located within a popular established well-run site, on the fringe of Bodmin moor.

### DIRECTIONS

From Liskeard, proceed out of town on the B3254 St Cleer Road. After approximately two miles, the entrance for Rosecraddock Holiday Bungalows can be seen on the left beside the old Gate House. Turn left here and continue straight ahead into the site. The bungalow can then be found further along on the left-hand side.

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## FAQS

Income: £10,000 to £12,000 per annum approx. (Gross)

Maintenance Fees P/A- £1166.63 (paid in full for 2023 in January)

Tenure - Leasehold

Lease length - 48 years and 8 months as of 01/05/23.

Seller's Position - Chain Free

Heating – Electric

SatNav Reference - PL14 5FB

Dogs are allowed on site but must be kept on a lead

Plot Fee - Ground Rent £910.14 - (paid in full January 2023)

TV Licence - £ 159.00 PA

Electric £800.00 for year Approx. - depends on bookings

Water (Metered and charged by Park Owner).

Council Tax - Band A - £1403.68P - 2023/24

Occupancy - Site closed to all including holiday home owners from Jan 6th - 1st March each year.

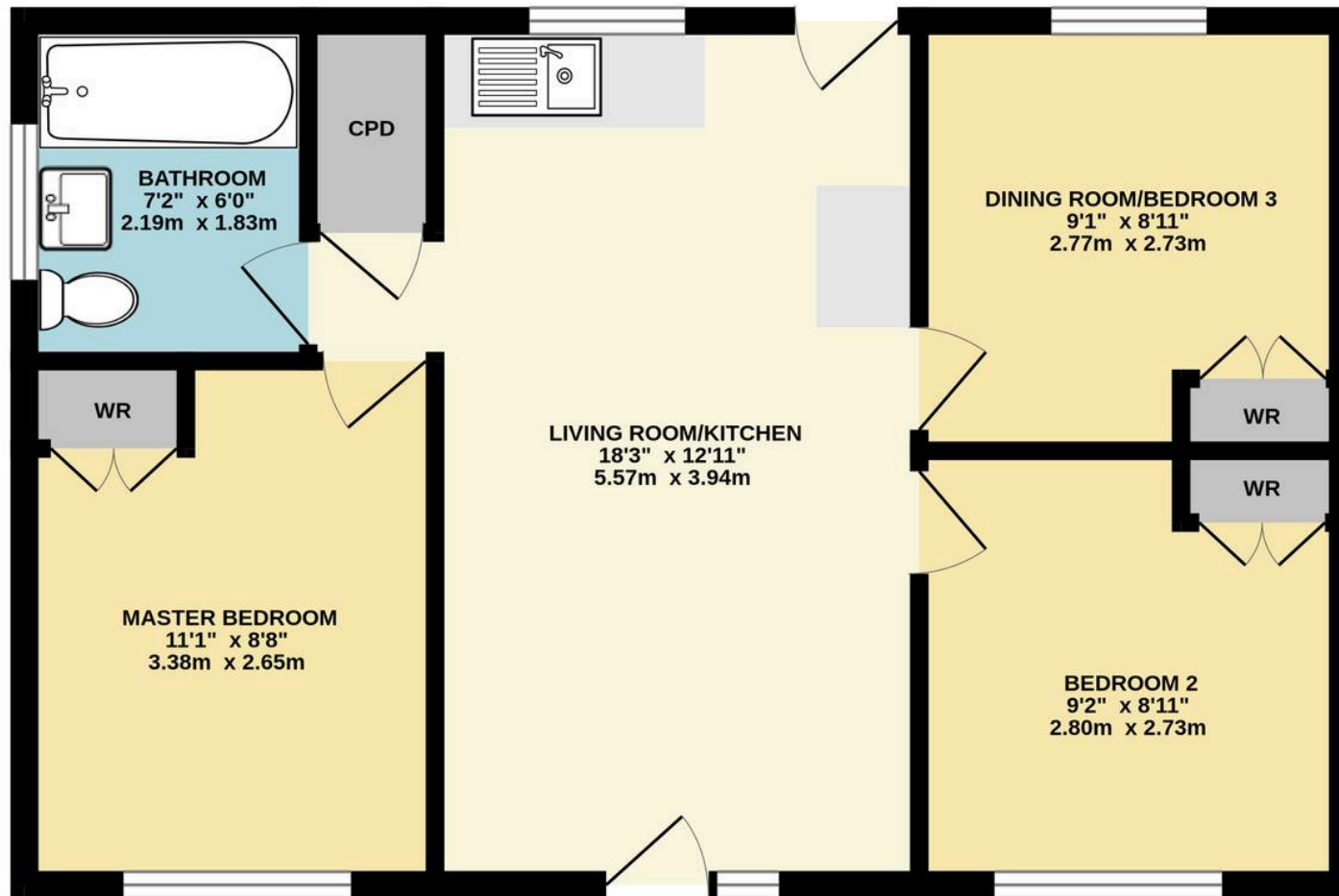
Cash buyers only. The bungalow is to be used for holiday use only and buyers must have a legitimate principle dwelling.

The property is sold as seen with all furnishings remaining apart from the two sofas.

Please note - The above prices are approximate and may be subject to change.

Agents Note: "We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website"

GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Parkes and Pearn Property Consultants

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