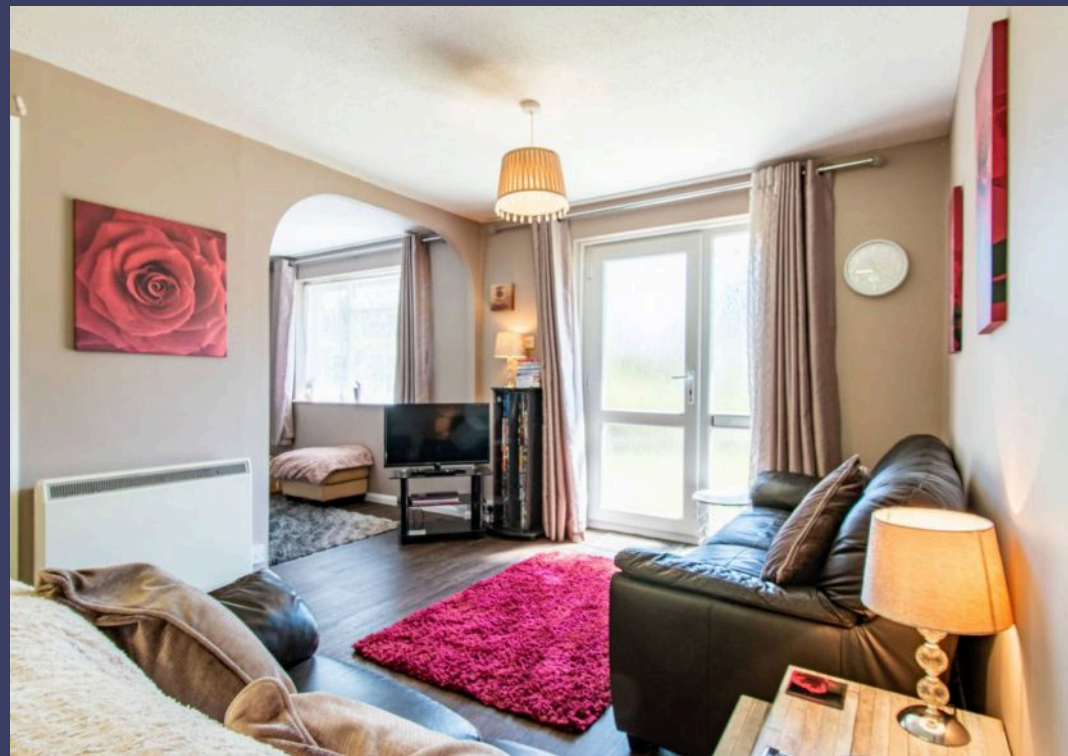




25 Rosecraddoc Lodge Holiday Bungalows Rosecraddoc, Liskeard PARKES & PEARN

Guide Price £70,000

Property Consultants • Estate & Letting Agents



THE PROPERTY

This splendid, detached holiday bungalow in Southeast Cornwall provides stylish and contemporary living space in a serene and tranquil setting.

Ideal for buyers seeking a rural retreat or a smart investment in a well-managed holiday village, this property is a must-see.

The accommodation features an open-plan living area with a modern fitted kitchen, a lounge, and a separate dining room with a cosy wood burner.

It includes two double bedrooms and a lovely, modern bathroom. Additional benefits are electric heating, uPVC double glazing, and private parking.

Fully equipped with all contents for immediate use, this bungalow is situated in a popular, well-maintained site on the edge of Bodmin Moor.

THE OUTSIDE

The holiday bungalows in this development are surrounded by communal lawns, meticulously maintained by the holiday park management team.

This property features a level sun terrace is situated alongside a tranquil stream and looks onto adjoining countryside.

There's ample space for alfresco dining, allowing you to relax and unwind without the stress of any upkeep.

Private parking for two cars is located to the side of the bungalow, ensuring convenient access for unloading shopping or luggage.

THE LOCATION

Nestled in an established wooded valley, Rosecraddoc Bungalow Estate offers tranquility and serves as an excellent touring base to explore West Devon and Cornwall.

Just two miles northeast of Liskeard, alongside the River Seaton, this peaceful retreat provides easy access to Liskeard's thriving market town, boasting coastal beaches, Bodmin Moor, and all essential amenities.

Commuting is made convenient with a nearby mainline railway station and easy access to the A38 dual carriageway, connecting you to Plymouth, Exeter, and the M5 motorway. Discover the serenity and beauty of Rosecraddoc Bungalow Estate, perfectly positioned to enjoy the best of the region's landscapes and attractions.

DIRECTIONS

From Liskeard, proceed out of town on the B3254 St Cleer Road. After approximately two miles, the entrance for Rosecraddoc 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 tucked away on the left hand side of the development before the entrance of the next phase.

FAQS

Income: £6,000 to £8,000 per annum approx. (Gross)

Maintenance Fees P/A- £1166.63

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

TV Licence - £ 159.00 PA

Electric £800.00 for year Approx.

Water - Metered and charged by South West Water.

Waste Water - Private sewage included in site charge.

Council Tax - Band A - £1403.68P - 2023/24. Not payable as Current owners run the property as a business.

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

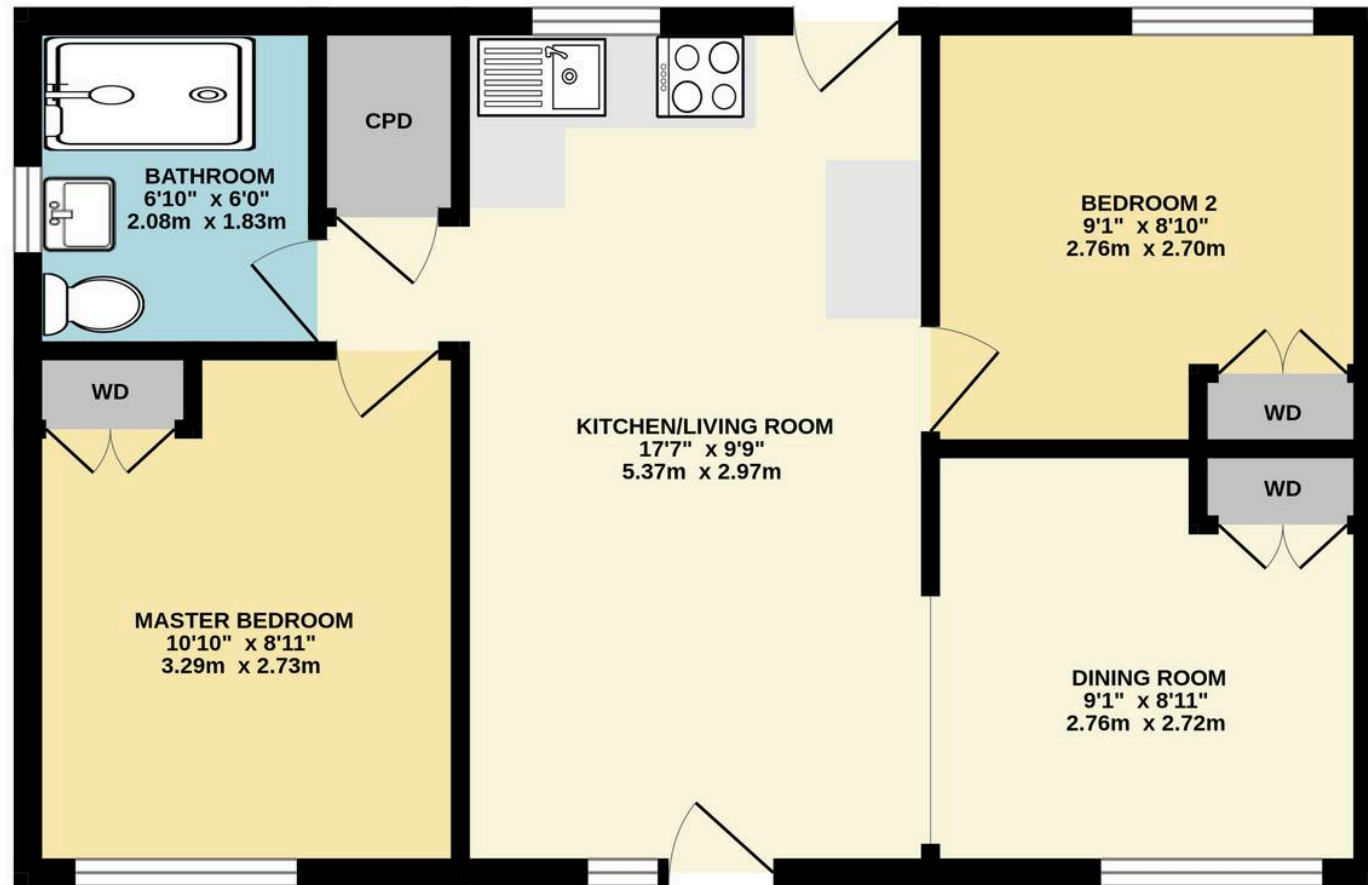
Cash buyers only. The bungalow is to be used for holiday use only and buyers must have a legitimate principle dwelling.

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.



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 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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