

16 ATTWELL CARAVAN PARK



Luxulyan PL30 5DW

£47,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182

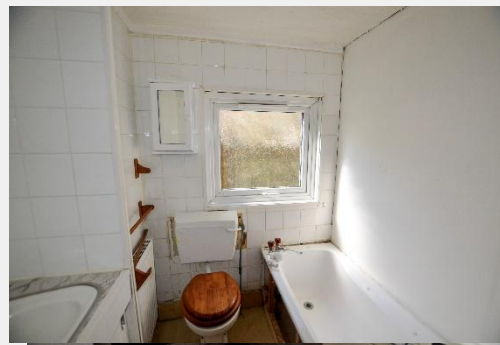
 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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The property features a kitchen, dining room, and a lounge with patio doors leading to a private decked terrace to the rear, providing an ideal outdoor space. With two bedrooms and a bathroom, the home offers all the essentials, while the need for modernisation allows for personalization.

Located in a well-maintained site, with main residence in all properties, there is a restriction preventing any holiday letting or residential letting. The ground rent charges are payable at £35 per week (including water), electric is payable to the site owner, and the owner of the park home is responsible for the upkeep of their plot.



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Ground Floor



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KEY FEATURES

Two bedrooms

Kitchen

Dining room

Lounge

Bathroom

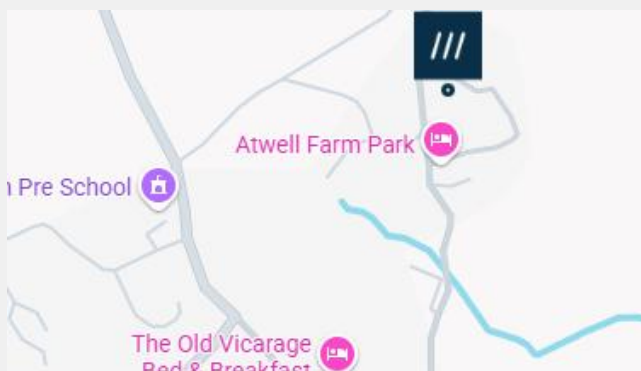
Decked terrace to the rear

Main residence only

Local Authority – Cornwall Council

Council Band - A

Tenure – Freehold (Leasehold Plot)



[what3words///public.refrained.vine](https://www.what3words.com/public/refrained.vine)



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TRANSPORT LINKS

A short drive to join the A30

Luxulyan Train Station is Nearby

Bus stop in the village

SERVICES

HEATING – OIL FIRED BOILER

WATER – MAINS

SEWERAGE - MAINS

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