



St Ann's Chapel, Callington
PL17 8JW



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Guide Price £135,000

Honicombe Park is specifically for residents over the age of 50 and is situated close to St Ann's Chapel, which is all but on the Devon/Cornwall border. The town of Callington is approximately 3 miles distant offering all facilities which one would associate with a town of this size.

- Detached Park Home
- Specifically for persons over 50 years of age
- 2 Bedrooms
- Modern Kitchen
- Utility and Cloakroom
- Gardens and Parking



The property is approached through the parking area via a pathway, with steps leading up to the main Entrance. A door opens to the modern Kitchen which has a range of wall and base units, with roll top work surfaces, matching upstands and corner display cabinets. There is a built in Electric hob with extractor over and oven below, plus a built in fridge. The Lounge being double aspect, is nice and light with ample room for reception furniture, plus a small dining room table and chairs. There is an Inner Hallway which gives access to bedroom 2, the shower room and a utility room. The Shower room has a walk in shower area with WC and wash hand basin. There is also a separate Cloakroom which includes a low level WC and wash hand basin, facing to the rear. The Utility room obviously provides additional room for white goods and has plumbing for a washing machine and space for tumble dryer. Bedroom 1 is a double room which faces the front and Bedroom 2 is also a double room fitted with a range of wardrobes, facing the rear, overlooking the garden and woodland. The property is warmed via oil fired central heating and has uPVC double glazing.

Measurements:-

Lounge:- 13'8" (4.17m) x 9'11" (3.02m)
 Utility room:- 9'4" (2.84m) x 4'0" (1.22m)
 Kitchen:- 13'10" (4.22m) x 7'4" (2.24m)
 Bedroom 1:- 13'9" (4.19m) x 6'10" (2.08m)
 Bedroom 2:- 9'9" (2.97m) x 8'5" (2.57m)
 Shower room:- 7'0" (2.13m) x 4'1" (1.24m)



OUTSIDE

To the front there is parking area for one vehicle, which is finished in pebble. Plus a shed. The gardens envelope the property and consist of side borders, pathways, a drying area, flower beds, mature shrubs, natural hedging and fencing. There is a rear patio area ideal for outside dining and entertaining.

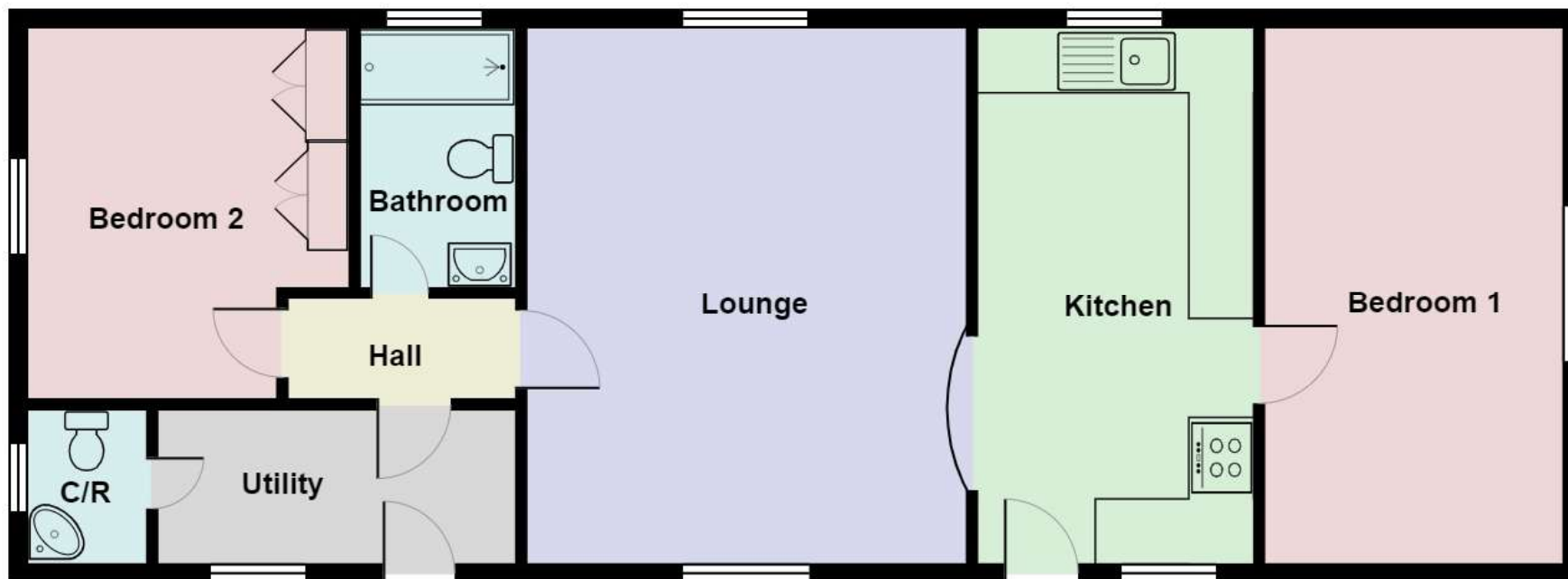
Services:- Electricity, water and drainage. Oil fired central heating.

Council Tax:- The Council Tax Band for this property is Band A.

Tenure:- Licence.

The site fees are £201.52 per month excluding water.





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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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