



Town • Country • Coast



Manorcombe Bungalow

Honicombe Park, Callington

Guide Price £85,000



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Nestled peacefully within the popular Honicombe Park, we are delighted to offer this three bedroom holiday bungalow to the market with no onwards chain!

The property has been beautifully decorated and presented by the current owners and is a real credit to them serving as a fantastic home away from home and also part time let.

Benefitting from its position close to parking and with the play-park just on the doorstep, this is a always a popular choice for those looking at staying within the site.

Entering across a newly fitted patio to the front, you enter the proeprty coming in to the living space, with large windows to the front and a open, light and airy feel to feel right at home.

There are three double bedrooms to the rear of the bungalow, each double bedrooms and currently offering two twin rooms. There is a wet room with wash hand basin and also WC as well as family bathroom with overhead shower too.





Living Room
14'4 x 11'3 (4.37m x 3.43m)

Kitchen/ Dining Room
9'0 x 9'0 (2.74m x 2.74m)

Master Bedroom
11'9 x 8'9 (3.58m x 2.67m)

Bedroom Two
11'9 x 8'10 (3.58m x 2.69m)

Bedroom Three
11'9 x 8'9 (3.58m x 2.67m)

Family Bathroom

Shower Room

External Space

Private patio to the front of the property with ample seating space, communal park at the end of the footpath also.

Parking

Parking available across multiple bays within the park

EPC

Exempt

Tenure

Leasehold. 999 years from 1980. Maintenance charge (including insurance) £3,162 PA. Occupation restricted to maximum 4 weeks.

Services

Mains electricity, water and drainage.

Situation

Honicombe is based in the beautiful Tamar Valley AONB which stretches from Bodmin to Dartmoor and from the beaches of East Cornwall to the pretty towns of West Devon. There is plenty to see and do for the whole family. Everyone from the thrill seekers, beach babies and wildlife lovers will find something to suit them right on our doorstep

Directions

Leaving the A30 at Launceston, follow the A388 towards Callington. Stay on the A388 all the way through Callington. As you leave Callington, take the first exit off of the roundabout, onto Southern Road/A390. Stay on this road, taking the second exit at the next roundabout, signposted Tavistock/Gunnislake. Follow this road for a couple of miles until you enter St Ann's Chapel. Take the right turning, signposted 'Cotehele' and 'Honicombe' and follow the road past the Donkey Sanctuary, down to the crossroads. Go straight across here then take a left where Honicombe Park can be found a few hundred metres down.



Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk