



Town • Country • Coast



Tamar & St. Anns Cottages

Honcombe Park, Callington

Auction Guide £65,000



3



2



1



F

Tamar & St. Anns Cottages

Honcombe Park, Callington

****AUCTION**** Date Tue 25/03/2025 14:00.

*Guide Price | £65,000 - £75,000 (plus fees)

Please call Auction House South West on 01872 484888 to arrange a viewing.

Situated within the popular holiday park of Honcombe Park, is this well presented three bedroom terraced property. There is the added benefit of on-site facilities including: Public House, tennis court and indoor pool.

Please note, the property is subject to a holiday home restriction and cannot be used as a primary residence. Further information can be found in the legal pack.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

WC

Bathroom

Bedroom 1

Bedroom 2

FIRST FLOOR

Open Plan Living/Dining/Kitchen

Balcony

Photographs, Dimensions, Floor Plans and Area Measurements (when available) are included within our full details online on our website. All published information is to aid identification of the property and is not necessarily to scale.

VIEWINGS

Please telephone Auction House South West on 03456 461361 to request a viewing.

NOTICE TO BIDDER

Please be aware that if your Bid is successful on Auction day the exchange of contracts will happen immediately after the Auction.

Important Notice to Prospective Buyers:

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Additional Fees

Buyer's Premium - £300 inc VAT payable on exchange of contracts.

Administration Charge - £1200 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.





Hallway

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)

Bathroom

Shower Room

Living/ Dining room

27'2 x 26'1 max (8.28m x 7.95m max)

Kitchen

7'10 x 9'9 (2.39m x 2.97m)

Balcony

EPC

31/F

Services

Mains electricity, water and drainage. No gas supply.

Council Tax

N/A

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 their doorstep.

Directions

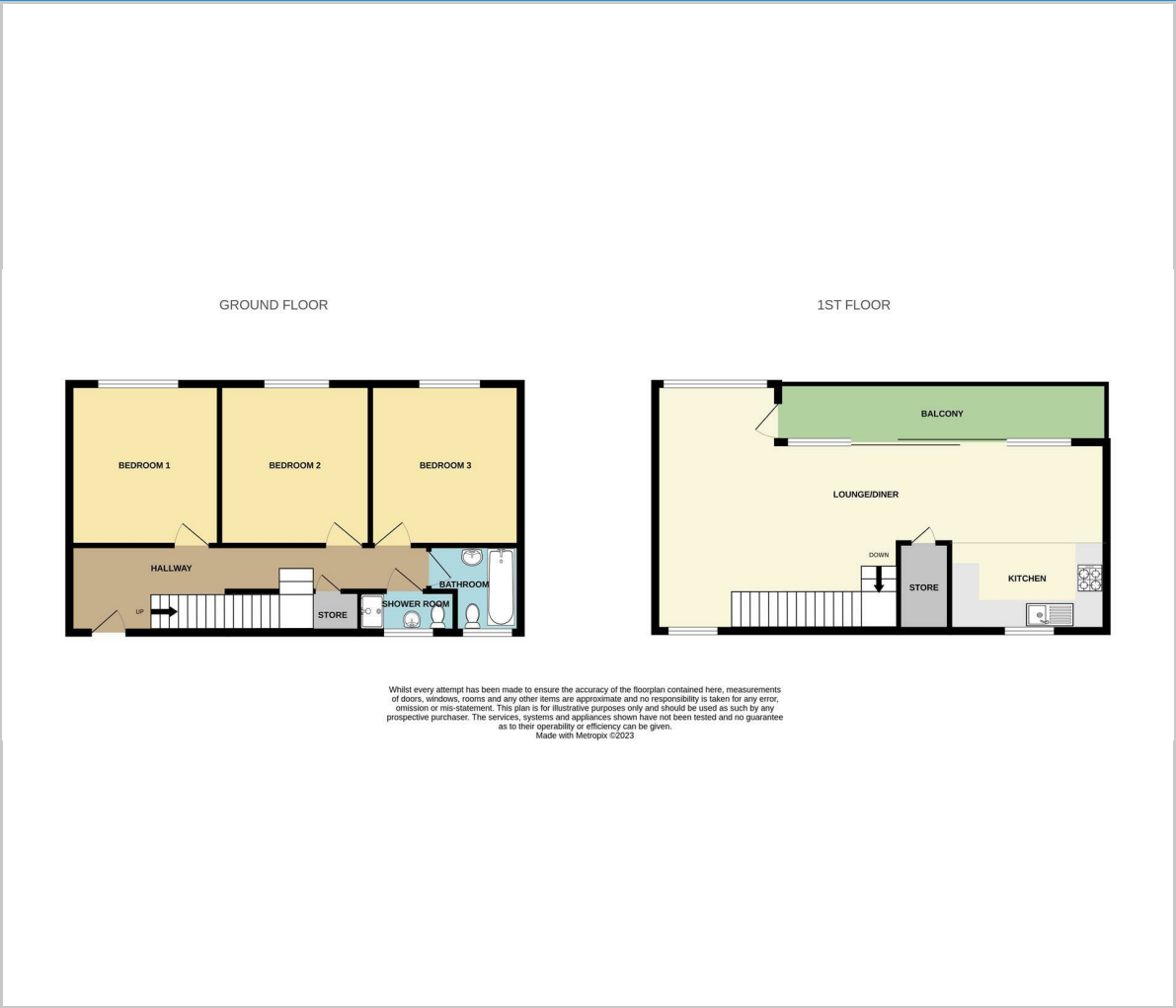
Leaving the A30 at Launceston, follow the A388 towards Callington. Stay on the A388 all the way through Callington. As you leave Callington, take the first exit off of the roundabout, onto Southern Road/A390. Stay on this road, taking the second exit at the next roundabout, signposted Tavistock/Gunnislake. 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.

Tenure

Leasehold. Circa 950 years remaining. Current ground rent £3,827 pa. Waste Collection £159 PA.



Floor Plan



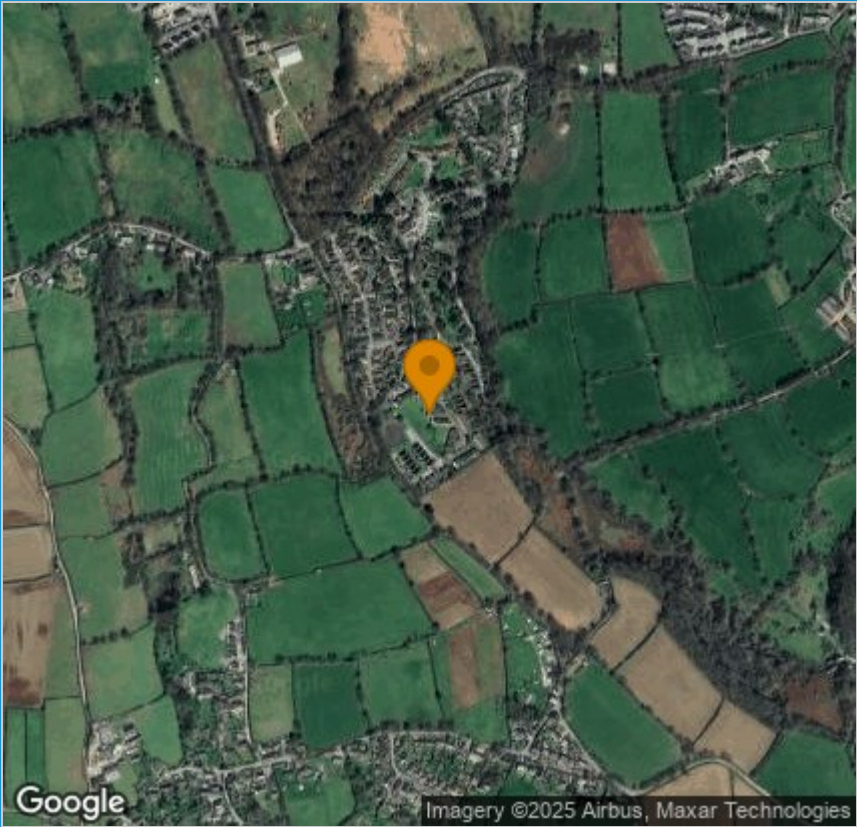
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Area Map



Energy Efficiency Graph

