



Town • Country • Coast



Honcombe Park

Callington

Guide Price £80,000



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## Honicombe Park

Callington

Attractive 3-Bedroom Holiday Lodge in Sought-After Honicombe Holiday Park.

Nestled within the highly desirable Honicombe Holiday Park, this very well presented three bedroom, two bathroom holiday lodge offers the perfect blend of comfort, style, and leisure.

The spacious open-plan lounge and dining area on the first floor, is ideal for relaxing or entertaining and opens out onto a private balcony, perfect for enjoying peaceful surroundings and countryside views.

Residents and guests benefit from a fantastic range of on-site leisure facilities, including a fully equipped gym, indoor and outdoor swimming pools, and beautifully maintained communal grounds.

The furniture is available by separate negotiation.

Whether you're seeking a lucrative investment opportunity or a tranquil personal retreat, this well-appointed lodge is a fantastic choice. Early viewing is highly recommended.







## Entrance Hall

### Bedroom 1

11'6" x 7'11" (3.51m x 2.42m)

### Ensuite Shower Room

7'3" x 5'2" (2.21m x 1.60m)

### Bedroom 2

11'5" x 7'10" (3.50m x 2.41m)

### Bedroom 3

9'5" x 6'10" (2.89m x 2.09m)

### Bathroom

5'2" x 5'3" (1.60m x 1.61m)

## FIRST FLOOR

### Kitchen

12'7" x 6'9" (3.84m x 2.08m)

### Lounge/Diner

18'3" x 12'7" (5.57m x 3.86m)

## Balcony

## Services

Mains electricity. Private water and Private Drainage

## Tenure

Leasehold - 999 years granted in 1988. Ground Rent of £432.23 and Service/Maintenance Charge of £1662.57 payable annually. Holiday use only.

## 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.

## Local Authority

Cornwall Council - Tax Band A





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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