



Linden Lodge Honicombe Park, Callington, PL17 8JW

£115,000



## ACCOMMODATION

Located within a holiday resort in the Tamar Valley, this charming bungalow offers an open-plan layout encompassing a lounge, kitchen, and dining area. Natural light streams in through the lounge window with views over the resort. Adjacent to the lounge, the dining area is furnished with a table seating six. The kitchen is fully equipped, featuring an electric oven, hob, a fridge with a small freezer compartment, and a dishwasher.

Moving from the lounge/kitchen/dining space, you'll find three bedrooms. The master bedroom is a double room with its own en-suite WC. The other two bedrooms are arranged as twin rooms, perfect for accommodating multiple guests. Completing the accommodation is a well-appointed bathroom, which includes a bathtub, separate shower, and WC.

## OUTSIDE

Outside, you can relax on the patio and enjoy the shared lawns with other properties. There's also an outdoor children's play area nearby. Onsite, you'll find indoor and outdoor swimming pools, tennis courts, a fitness centre, more outdoor play areas for children, and a games room.

## SITUATION

Nestled in the Tamar Valley, this bungalow serves as an excellent starting point to explore the abundant attractions of Devon and Cornwall. The Tamar Valley is a special landscape, defined and shaped by the rivers Tamar, Tavy, and Lynher, as well as human activity centered around them. The area is renowned for its mining heritage landscape and market gardening history, making it a haven for wildlife. Local villages like Harrowbarrow, Metherell, and St Anns Chapel are waiting to be explored, while larger towns are just a short drive away, offering an array of shops, pubs, cafes, and recreational activities to enjoy. Moreover, the nearby village of Calstock provides convenient train connections through the scenic Tamar Valley to Plymouth.

## SERVICES

This property is linked to mains drainage and electricity. Heating is provided through bottled gas, and the water supply is sourced from a private borehole. For more information, please contact the agent.

## AGENTS NOTE

This property is being sold as seen, complete with all appliances and furniture. For income 2022 and lease details, kindly get in touch with the agent.

## DISCLAIMER

The information presented serves only as a guide and should not be regarded as a factual statement, representation, or guarantee.

- Investment Property
- Viewing Recommended
- Fully Furnished
- Good Location
- 3 Bedrooms
- Sleeps 6 Guests



While every effort has been made to ensure the accuracy of the floor plan, the measurements of areas, volumes, counts and any other items are approximate and not guaranteed. It is the purchaser's responsibility to verify the accuracy of the floor plan and to ensure that the property is suitable for their intended use. The agent is not responsible for any errors or omissions. The agent is not a professional surveyor and does not provide any guarantee or warranty. ©2024

