



**Dartmoor Lodges, St Anns Chapel CALLINGTON PL17 8NF**

**welcome to**

**Dartmoor Lodges, St Anns Chapel CALLINGTON**

A fantastic investment opportunity to purchase this spacious four-bedroom detached lodge in a sought-after holiday park. This lodge is immaculately presented and have been well maintained by the current owners. A new kitchen has also been installed within the property.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Carpet. Electric radiator. Ceiling light.

## Shower Room

Aqua board and part tiled. Side double glazed window. Shower, sink & wc.. Electric radiator. Towel rail. Vinyl flooring. Ceiling light

## Lounge

19' 2" x 12' 4" ( 5.84m x 3.76m )  
Rear double glazed window. Laminate flooring.

Electric fireplace. Electric radiator. Ceiling light. UPVC doors to garden.

## Kitchen

8' 6" x 8' 9" ( 2.59m x 2.67m )  
Side double glazed window. Wall and floor mounted units. Spaces for washing machine, dishwasher and fridge freezer. Electric oven and hob with extractor fan. Part tiled walls. Tiled flooring. Ceiling light.

## Bedroom Three

8' 11" x 10' 5" ( 2.72m x 3.17m )  
Front double glazed window. Electric radiator.  
Carpet. Ceiling light.

## Bedroom One

9' 9" x 12' 8" ( 2.97m x 3.86m )  
Rear double glazed window. Electric radiator. Storage cupboard/wardrobe. Carpet. Ceiling light.

## Bedroom Two

12' 9" x 13' 4" ( 3.89m x 4.06m )  
Front double glazed window. Electric radiator.  
Carpet. Ceiling light.

## Bedroom Four

12' 5" x 8' ( 3.78m x 2.44m )  
Carpet flooring, ceiling light, electric radiator and double glazed window to front,

## Bathroom

Velux window. Corner bath tub, sink and wc. Part tiled walls. Mirror with light and shaver outlet. Electric towel rail. Ceiling light. Vinyl flooring.

## Rear Garden

Patio area with countryside views. Washing line.



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## Dartmoor Lodges, St Anns Chapel CALLINGTON

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR BEDROOM DETACHED LODGE
- DOWNSTAIRS SHOWER ROOM

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£70,000**



### directions to this property:

Honicombe is situated in the beautiful Tamar Valley, approximately a mile from the villages of Harrowbarrow, Metherell and St Anns Chapel, 4 miles from the larger town of Callington which is a Cornish town situated in the heart of Southeast Cornwall approximately 15 miles distance from the City of Plymouth. Recreational pursuits can be found within a short distance including the Tamar Valley an Area of Outstanding Natural Beauty, countryside and river walks, places of historical interest and the St. Mellion International Resort. The popular town of Tavistock is approximately 6 miles distant which offers an extensive range of tourist attractions and facilities with easy access onto Dartmoor.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105521 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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