



Villa 43 Lanteglos Country House Hotel Camelford, PL32 9RF

Lanteglos Hotel and Villas is a very popular holiday venue offering those with and without families a good base to explore the rest of Cornwall or just relax within the Complex where one can take advantage of its facilities to include a swimming pool, tennis courts, squash courts, restaurant and Hotel. There is also a laundry room, childrens adventure playground and wide expanses of lawns, gardens and woodland to enjoy.



Two bedroom holiday Villa

Elevated open position

Full use of Lanteglos House Hotel facilities

Within 3 miles of Trebarwith Strand

Resident parking

New roof covering

CHAIN FREE

{£55,000}

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{£55,000}

Lounge/Diner

12'9 x 11'0 (3.89m x 3.35m) Wide uPVC double glazed window to front, two inset ceiling spotlights, wall mounted electric heater. Built in airing cupboard with copper hot water cylinder and fitted immersion, carpet, telephone point.

Kitchen

6'x 5'4 (1.83mx 1.63m) Roll topped laminate worktop with inset stainless steel sink with mixer tap, cupboard under and refrigerator. Roll topped laminate worktop with an inset 4 ring electric hob and oven under. Cupboards and drawer base units, tiled splashback. Eye level wall units and an extractor fan ducted to outside. uPVC double glazed window to rear, inset ceiling spotlight. TV on swivel wall bracket.

Bedroom 1

9'0 x 8'10 (2.74m x 2.69m) uPVC double glazed window to front, electric panel wall heater. Built in double wardrobe with hanging rail and shelving. Spotlights.

Bedroom 2

9'1 x 6'6 (2.77m x 1.98m) door recess 3'3 x 2'5 (0.99m x 0.74m) uPVC double glazed window to rear. Built in double wardrobe with hanging rail and shelving. Electric panel wall heater, inset ceiling spotlight.

Bathroom

5'6 x 7'10 (1.68m x 2.39m) overall. Panelled bath with a brand new shower unit over with curtain and part tiled walls. Pedestal wash hand basin. Close coupled W.C. uPVC obscure double glazed window to rear. Two inset ceiling spotlights,

Outside

The front has a shared pedestrian concrete pathway to the car park and the rest of the grounds whilst the rear has a walkway with shrubs and trees to the right.

Tenure

The Villa has a lease with 48 years remaining. Total running costs for this Villa amount to approx £2000.00 pa + electricity.

Agents Notes

These Holiday lets are exceptional value for the investor and private buyer alike. For the investor, a good return on investment as these units could generate enough income to pay for the unit within a couple of years.. From the private buyers point of view, using for your family and relatives is an ideal way of having Cornish holidays whenever you like at very little cost. The Villa has recently had a new roof covering.

Services

Electric Heating, mains electricity, water and drainage

Directions

From Camelford town centre proceed south on the A39 towards Wadebridge. After 1/2 mile turn right onto the B3266 signpost Boscastle/Tintagel. Take the first turning left after the garage at the signpost Lanteglos. Continue down the road to Lanteglos Church leaving the church on your right. Turn immediately left into Lanteglos Country Hotel and proceed up the driveway bearing right at the top just before the hotel where a large parking area will be found. Villa 26 is situated on the left hand side of the car park.



Total area: approx. 34.7 sq. metres (373.2 sq. feet)

Floor Plans are for guidance purposes only - although we make every attempt to show them accurately they should not be used for planning purposes.
Plan produced using The Mobile Agent.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

