



**Callington**  
PL17 8JW



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## Guide Price £155,000

Honicombe Park is specifically for residents over the age of 50 and is situated close to St Ann's Chapel, which is almost on the Devon/Cornwall border. The town of Callington is approximately 3 miles distant offering all facilities which one would associate with a town of this size.

- 2023 Modern Park Home for the over 50's
- Very well presented throughout
- Open Plan Kitchen/Diner/Lounge
- 2 Bedrooms & Modern Shower room
- Gardens, Parking and Views
- NO CHAIN



A very well presented 2023 Omar Newmarket park home being situated on the sought after site of Honicombe Park. The park is fully residential and specifically designed for the over 50's.

uPVC double glazed entrance door gives access through to the Hallway which in turn gives access to the kitchen, bathroom and the 2 bedrooms. There are coat hanging hooks and spotlighting. Opening through to the Kitchen/Dining room which is fitted with a range of wall and base units, cupboard housing the central heating and hot water boiler. Further cupboard and breakfast bar with seating area beneath. There are built in appliances including full height fridge/freezer, washing machine, electric oven, gas hob and cooker hood incorporating the extractor. There is an area suitable for dining room table and chairs. uPVC double glazed windows to the side elevation and a radiator. The nice and light Lounge area features a wall mounted electric fire, plus radiator, uPVC double glazed windows to the side elevation and uPVC double glazed sliding patio doors giving access to the rear raised patio terrace. Where views of the countryside and over the Tamar Valley towards Dartmoor can be enjoyed.

Bedroom 1 is a double bedroom fitted with wardrobes, uPVC double glazed windows to the side elevation and radiator. Bedroom 2 has a fitted wardrobe, uPVC double glazed to the side elevation and radiator. To complete the accommodation the Shower room comprises of low level WC, vanity unit incorporating the wash hand basin with cabinet beneath, large shower cubicle with sliding glass doors housing the bar shower, head and tray. Tiling to the walls, heated towel rail and spotlighting. Useful modern shelving and extractor.

The property has the advantage of still being covered under the Gold shield warranty which is valid for 10 years from 2023.



## OUTSIDE

To the front there is a paved parking space, pathway to the left hand side of the property leading to the main entrance door.

Gardens envelop the property and include lawn sections, flowers and shrubs and is enclosed with natural hedging and fencing.

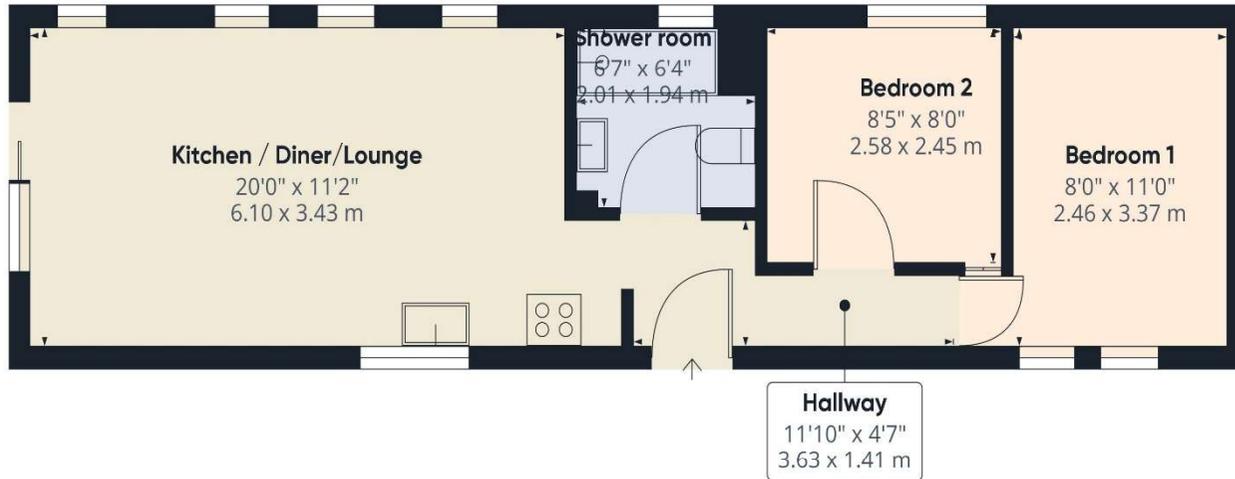
From the rear, steps lead up to the patio terrace which enjoys views across far reaching countryside. There is an outside tap, outside power socket and a prefabricated concrete pebble dashed shed.

Services:- Mains Electric and Water, LPG Gas heating, drainage via the site.

Council Tax Band is A.

Service Charge:- £271.12. to include water per month.





**Approximate total area<sup>m</sup>**

486.87 ft<sup>2</sup>

45.23 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

41 Fore Street, Callington, Cornwall, PL17 7AQ

**Tel: 01579 550590 | Email: [info@dawsonnott.co.uk](mailto:info@dawsonnott.co.uk)**

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

