Guide Price £70,000 - Leasehold

Honicombe, St Anns Chapel, Callington

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AN UPGRADED HOLIDAY HOME FOR YOUR OWN USE OR INVESTMENT Semi detached bungalow style property situated in an elevated position enjoying wonderful views set within the popular Honicombe Park site. Brief accommodation comprises:- Lounge/Dining room, Kitchen with appliances, 2 DOUBLE bedrooms, and Bathroom.

To the front there is a Decked area where the best views can be seen and is an ideal spot to relax and unwind. A short distance from the property there are residents and visitors parking facilities. Electric heating & uPVC double glazing. A viewing is recommended.

Situation:-
This semi detached bungalow holiday home is situated on the popular and sought after Honicombe Manor development, which provides excellent holiday facilities including indoor and outdoor swimming pools, function room, restaurant and bar. Honicombe is situated in the beautiful Tamar Valley, approximately one mile from the villages of Harrowbarrow, Metherell and St Anns Chapel, and four miles from the larger town of Callington which provides a selection of amenities and facilities. There are a number of nearby recreational pursuits that can be enjoyed by all the family and the coast and moorland are within driveable reach.

Bedroom 1:- 10'9" (3.28m) x 10'0" (3.05m)
Double bedroom with double glazed window to the rear elevation, electric heater, loft access with ladder.

Bedroom 2:- 9'4" (2.84m) x 9'9" (2.97m)
Double bedroom with uPVC double glazed windows to the rear, electric heater.

Bathroom:- 5'6" (1.68m) x 6'10" (2.08m)
Suite comprising low level WC, wash hand basin, panelled bath with a bar shower above, heated towel rail. uPVC double glazed frosted window to the rear elevation, shaver light and point, part tiling to the walls, extractor.

Entrance:-

Newly replaced uPVC double glazed front door within set leaf design glass panel leads through to the:-

Open plan Lounge/Dining room:- 16'9" (5.11m) x 16'6" (5.03m)

The main reception room being the Lounge has uPVC double glazed windows to the front elevation enjoying views. Two electric heaters, ample space for reception furniture. Dining section with area suitable for dining room table and chairs. Lobby area with a useful storage cupboard.

Kitchen:- 17'5" (5.31m) x 11'9" (3.58m)

Fitted with a range of wall and base units, roll top work surfaces, drawer space, built in four ring ceramic hob with a electric oven beneath and a canopy above incorporating the extractor. Feature high gloss white coloured part tiling to the walls, washing machine, fridge/freezer, dishwasher, washing machine. uPVC double glazed windows to the front elevation enjoying extensive views across countryside, river and to the coast.

Outside:-

To the front there is a a decked area ideal for furniture or alfresco dining/entertaining. This is where the best views can be enjoyed again across countryside, river and to the coast. Enclosing gate.

Lease details and service charge:-

999 year lease from 1981
Site charges - £3773.07 per annum

Services:-

Electric and water. Drainage via the site.

Council tax band:-

According to Cornwall Council the council tax band is A.

Approximate total area(1)
587.88 ft²
54.62 m²

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.

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Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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