

12a Honicombe Park St Anns Chapel, Callington
PL17 8JW

Guide Price £145,000
Licence

2

2

1

dawsonnott.co.uk

DAWSON nott
ESTATE AGENTS

Situation:- Honicombe Park is specifically for residents over the age of 50 and is situated close to St Ann`s Chapel, which is all but 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 including doctors and dentists. The popular town of Tavistock is approximately 6 miles distant which offers an extensive range of facilities with easy access onto Dartmoor.

Description :- The accommodation is spacious and light and would make an ideal retirement home set within a tucked away position. The property is entered via a bright Hallway with a spacious Lounge/Dining room continuing to the well laid out kitchen which overlooks the rear garden. There is ample cupboard space to include a pantry type cupboard and space for all modern day appliances. The dining area has double doors which can be opened allowing for that modern open plan living arrangement. There are 2 Bedrooms and nicely presented bathroom with modern suite. The property benefits from LPG Heating and uPVC double glazing. This home is a credit to the present vendors who have upgraded and improved it both externally and internally to a good standard. Viewing is highly recommended.

Outside:- The property is surround with well maintained level gardens mainly laid to lawn. The home is slightly set back having a private situation with stunning views overlooking the roof tops. The gardens are well stocked with a selection of mature shrubs, position for small greenhouse and a raised veg plot. At the front of the property is a parking space for one car.

Services:- LPG gas heating, water, electricity and drainage are connected.

Council Tax:- According to Cornwall Council the Band is A

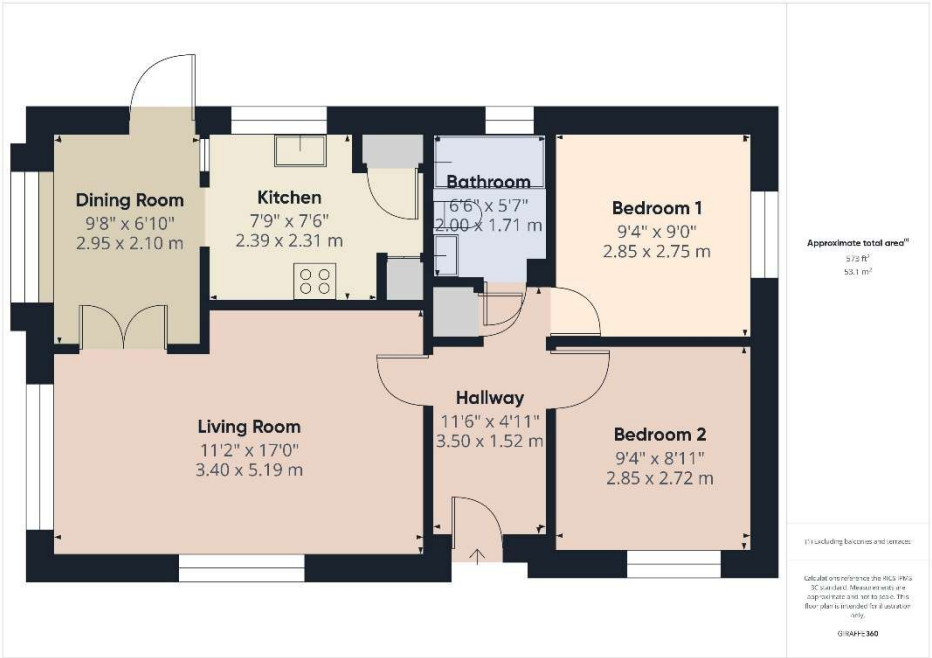
Service Charge:- £212.00 Monthly to include water.











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.

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

dawsonnott.co.uk

DAWSON nott
ESTATE AGENTS