

St Anns Chapel

PL17 8NS

Guide Price £55,000
Leasehold

Situation:- The property is situated on the popular Honicombe Manor development, which provides excellent holiday facilities including indoor and outdoor swimming pools, shop, 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.

Description:-The property is approached via a pathway which leads up to the front patio terrace and to the Entrance stable door, with leaded glass detail. The light and spacious open Lounge/Kitchen/Dining room includes the Lounge area, having an electric living flame effect fire and large sliding patio doors which enjoy a pleasant outlook over the swimming pool and Manor house. The kitchen/ dining area is fitted with modern cabinets and has built in appliances including fridge/freezer a ceramic electric hob, oven and washing machine. There is also space for a dining room table and chairs. From here an inner Hallway leads to the remainder of the well presented accommodation located to the rear of the property. All three bedrooms are double which could either house double or twin beds and further bedroom furniture. There is not only a modern Shower room but a separate Cloakroom which is always useful when accommodating guests.

Outside:- There is a paved patio terrace which is an ideal spot for table and chairs. This enjoys a pleasant outlook across woodland, far reaching countryside and part of the Manor house.

Services:-: Mains Electric and Water. Drainage is private via the site. There is also Electric heating.

Lease details:-: The vendor has advised us that the lease is from 30/03/1990 for 999 years. The current ground rent/service charge is £2,849.94 with a further £1,117.00 charged for the leisure facilities.

Council Tax Band: -
According to Cornwall Council the council tax band is Band A.

Note: - The vendor has stated that the property will be sold furnished excluding personal effects.











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.

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