



## Address

Valley Lodge, Honicombe  
Park, Callington PL17

Guide Price £80,000  
Leasehold



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**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.

The property is approached by the pathway leading up to the main entrance door which opens out the hallway, which give access to the ground floor accommodation and has stairs rising to the first floor. Two under stairs storage cupboards and radiator. Bedroom one is a double bedroom having built in wardrobes and a door gives access to the ground floor terrace. There is a Jack and Jill bathroom which comes complete with a low level WC, wash hand basin, bath with a bar shower over and a heated towel rail. This room can be accessed via the hallway or bedroom one. Bedroom two is a double bedroom and has a pleasant outlook across the terrace and beyond and has fitted wardrobes. Bedroom three is also a double bedroom and has a wardrobe.

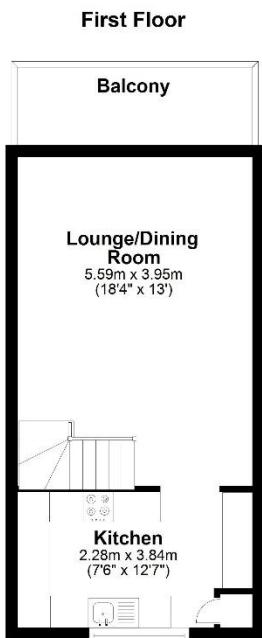
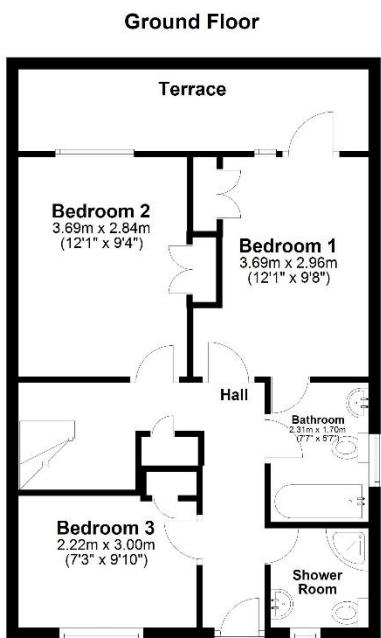
The Shower room which is in addition to the Bathroom comprises of low level WC, wash hand basin, shower cubicle incorporating the electric shower and there is a heated towel rail. On the first floor there is an impressive lounge/dining room which has French doors giving access to the balcony. There is ample room for reception and dining furniture and loft access. An opening then leads to the modern kitchen which includes wall and base units, roll top work surfaces with matching splashbacks. Built in full size dishwasher, washing machine, electric cooker, storage cupboard and under unit space for fridge.

From the lounge/dining room the doors open to the balcony which is enclosed with balustrades and has a pleasant outlook over the park, stream and woodland. This is an ideal space for relaxation at any time of the day! **THE PROPERTY IS BEING SOLD AS SEEN FULLY FURNISHED** and ready to go.

**Services :-** Electric and water. Drainage via the site.

**Service Charge:-** There is a yearly service charge of £3414.34 and this covers mains water and drainage. Maintenance of the grounds and building insurance.

**Agents Note :-** The vendors have confirmed that they have a good letting history for this property.



**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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