Honicombe Park, Callington, Guide Price £99,950

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Town • Country • Coast

This is a fantastic opportunity to purchase a highly successful holiday chalet in the heart of the Cornish countryside on a mature and popular holiday complex with play areas, swimming pool and a pub! The property benefits from far reaching views over the neighbouring field. There are four double bedrooms and two bathrooms with a decked area perfect for guests to utilise and enjoy the Cornish sunshine! NO ONWARD CHAIN.

You enter the proeprty into a hallway with a shower room with a WC & basin and access to two double bedrooms. The open plan living / dining area is a generous space with plenty of space, there is a window and a sliding door out to the decked area that will make the most of the sunny aspect. An opening leads you into the well appointed kitchen, with plenty of worktop space and storage.

Upstairs there are two further double bedrooms with the main bedroom boasting the best views from the property. The bathroom has a bath, WC & basin.

The vendors would sell the property furnished, subject to agreeing what would be required or retained.

6 Dartmoor Lodge Honicombe Park, Callington,

Situation

Honicombe is based in the beautiful Tamar Valley AONB which stretches from Bodmin to Dartmoor and from the beaches of East Cornwall to the pretty towns of West Devon. There is plenty to see and do for the whole family. Everyone from the thrill seekers, beach babies and wildlife lovers will find something to suit them right on our doorstep.

Directions

Leaving the A30 at Launceston, follow the A388 towards Callington. Stay on the A388 all the way through Callington. As you leave Callington, take the first exit off of the roundabout, onto Southern Road/A390. Stay on this road, taking the second exit at the next roundabout, signposted Tavistock/Gunnislake. Follow this road for a couple of miles until you enter St Ann's Chapel. Take the right turning, signposted 'Cotehele' and 'Honicombe' and follow the road past the Donkey Sanctuary, down to the crossroads. Go straight across here then take a left where Honicombe Park can be found a few hundred metres down.

Entrance Hall

Living / Dining Room
18'11 x 11'10 max

Kitchen
8'6 x 8'2

Bedroom 4
12'1 x 8'2

Bedroom 3
10'4 x 8'11

Shower Room

First Floor

Bedroom 1
12'11 x 12'

Bedroom 2
13'4 x 12'11 max
(L-shaped)

Bathroom

Tenure
Leasehold. 999 years from 1988. Ground rent £3,662.07 (includes water, ground rent and building insurance). Leisure fees are paid additionally if required at £1,675 pa.

Services
Main electricity. Private water and private drainage.

Council Tax Band
Business Rates.

EPC
Exempt

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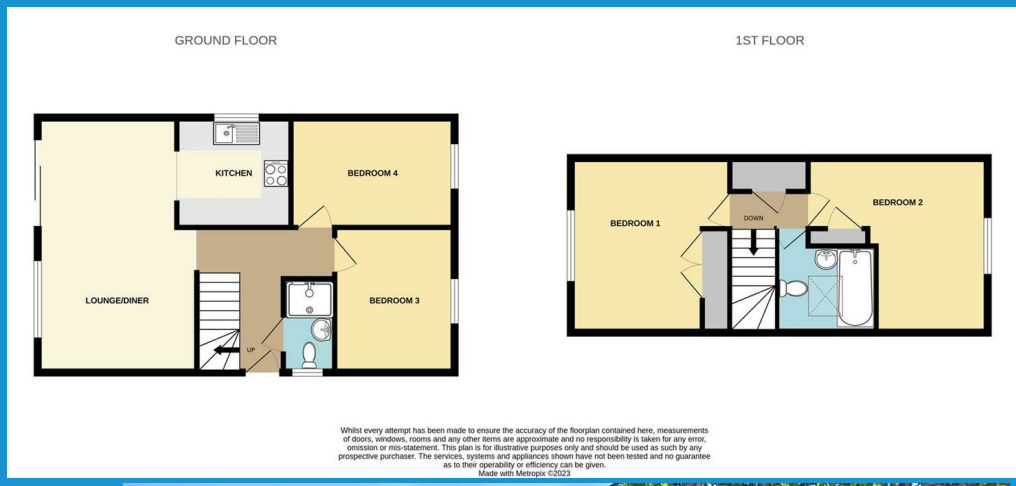

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The Property Ombudsman

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.