Harrowbarrow, Callington

PL17 8JW

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Guide Price £175,000

Honicombe Park is specifically for residents over the age of 50 and is situated close to St Ann's Chapel, which is close to 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.

- **A Spacious Double Size Park Home**
- **Spacious Lounge/dining Room**
- **Good Size Kitchen with Fitted Appliances**
- **2 Double Bedrooms with Dressing Room to Master**
- **Bathroom & En-Suite to Master Bedroom**
- **Well Maintained Garden and Parking**

This is a park home that really needs to be viewed.

The property is a double unit and is approximately 13 years old, offering generous living space. To the left hand side of the property is where the front access can be found, entering via a uPVC entrance porch. On the right hand side private gated access is found for the back door. From the front you walk into the generous shaped hall way from which all doors lead off to the accommodation. It also has the benefit of a linen cupboard and cloaks cupboard. The spacious Lounge/Dining room includes ample space for formal dining.This enjoys a twin aspect outlook with views into the gardens. The lounge offers ample space for a selection of furniture with the fireplace as the main focal point.From the dining area a door give access into the Kitchen.This room offers ample unit and work top space, fitted with a selection of inrtigrated appliances. The bright airy room has a side aspect outlook. This room has an additional door that leads back into the hallway.

The clean cut, bright airy Bathroom comprises of a modern suite with ample space to move around. There are two double Bedrooms with Bedroom 2 having built-in furniture which includes dressing table area, ample drawer space and fitted wardrobes.The master suite is a generous double room with its own En-suite Shower room and Dressing room offering generous storage. This room also has built in bedroom furniture to include a dressing table area and ample drawer space. Both of the bedrooms enjoy a side bright sunny outlook.

OUTSIDE

The property occupies a generous size plot with level, well maintained gardens to the front and this is where the parking space can be found. There is private gated access through to the right-hand side of the property. Here is a generous patio/seating area enclosed with hedging. There is a shed in situ offering ample storage. The level pathway continues to the rear and to the opposite side where the garden is graveled for ease of maintenance. It would lend itself to another private seating area.

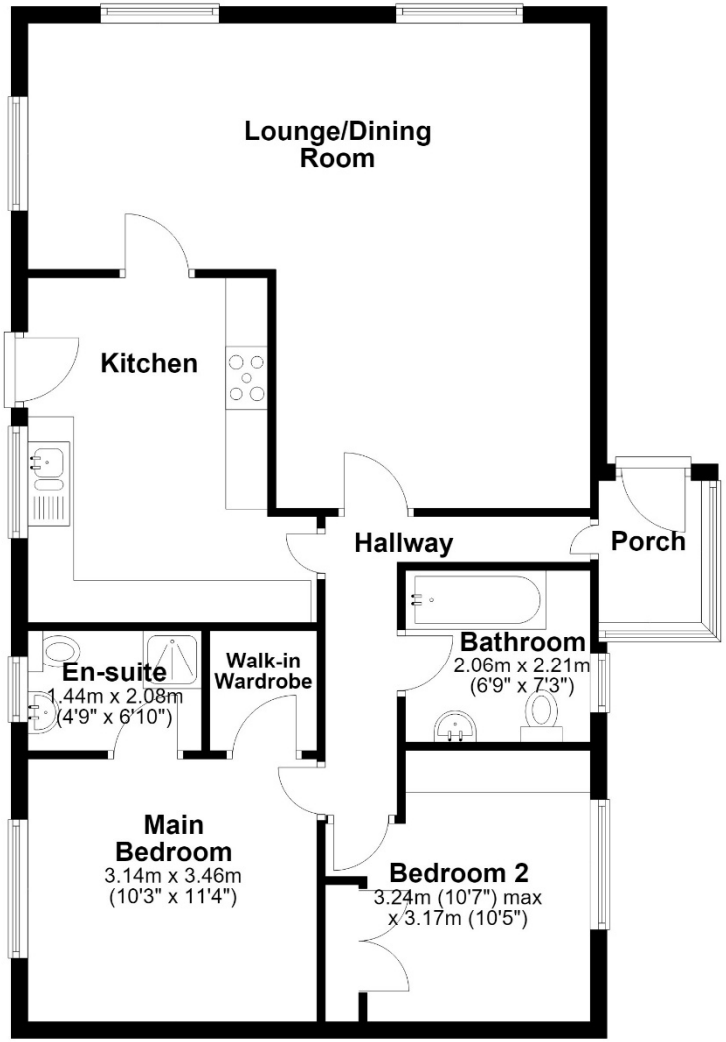
Agents Note:- There is a criteria that the clients have fit in order to live on the development . Please call the agent for further information.

Tenure:- Licence.

Services:_ Mains Electricity, Private Water and Drainage and LPG Gas.

Council Tax:- The vendors have confirmed that this is Band A.

Ground Floor



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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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