

Guide £65,000

19 Rosecraddoc Holiday Bungalows, PL14 5FB

Jefferys ESTABLISHED 1865

19 Rosecraddoc Holiday Bungalows, Rosecraddoc, Liskeard, Cornwall, PL14 5FB

A well presented three bedroom detached holiday bungalow situated in a picturesque wooded valley adjoining similar properties is available to the market. The bungalow is offered for sale with no onward chain and has a good track record of holiday bookings.

The property is situated in a wooded valley approximately three miles from Liskeard and within a few minutes of Bodmin Moor and only 11 miles from the South Coast. Liskeard offers a range of shopping facilities, recreational amenities including a modern leisure centre and mainline railway station connecting to London (Paddington) via Plymouth. To the south is the popular holiday resort and port of Looe which is approximately 20 minutes drive away and the historic town of Launceston is 12 miles distant. The city of Plymouth, the main retailing centre for the area is approximately 18 miles and has an excellent shopping centre, and regular cross channel ferry service to France and Spain.

This detached three bedroom bungalow has been maintained to a good standard with electric heating and uPVC double glazed windows and doors fitted. The accommodation briefly comprises an open plan living room /kitchen which is dual aspect with a modern range of units, three double bedrooms and a bathroom with white suite and an electric shower over the bath. There is allocated parking for two vehicles and well kept communal grounds.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Kitchen
9' 7'' x 6' 3'' (2.91m x 1.91m)
uPVC double glazed window to the side, uPVC panel and double glazed doors to the front leading to out to the parking area, Kitchen units comprising wall cupboards and working surfaces with cupboards and drawers under, space for electric oven and hob, stainless steel sink unit, space under for washing machine and fridge.

Living/Dining Area
21' 4'' x 10' 5'' (6.49m x 3.18m)
uPVC double glazed window to the front, uPVC double glazed patio doors to the rear leading to out to the patio, electric fire and surround. Airing cupboard with storage and copper fortic tank and immersion heater.

Inner Hall

Bathroom/WC
Suite comprising panel bath with electric shower over, low level WC, wash hand basin, heated towel rail, tiled walls. uPVC double glazed window to the side.

Bedroom 3
9' 7'' x 8' 1'' (2.93m x 2.46m)
uPVC double glazed window to the rear, panel heater.

Bedroom 2
10' 5'' x 8' 9'' (3.18m x 2.67m)
uPVC double glazed window to the front, panel heater.

Bedroom 1
10' 8'' x 8' 9'' (3.26m x 2.67m) uPVC double glazed window to the rear, panel heater

OUTSIDE
To the front, there is a concrete driveway leading providing two parking spaces. To the rear there is a patio area off the lounge providing a quiet area for alfresco dining.

There are communal grounds adjoining the bungalow. The grounds are well maintained and covered by the service charge.







SERVICES
Mains electricity, water and private drainage. Electric heating.

Good Mobile Coverage and Broadband available.

TENURE
The property is being sold Leasehold with vacant possession upon completion.

Lease term is 48 years
Annual maintenance £1270.68
Annual ground rent £997.29
Annual income for the last financial year £13,500.00

RATEABLE VALUE
£2700

Self catering holiday unit and premises

EPC
Band 'E'.

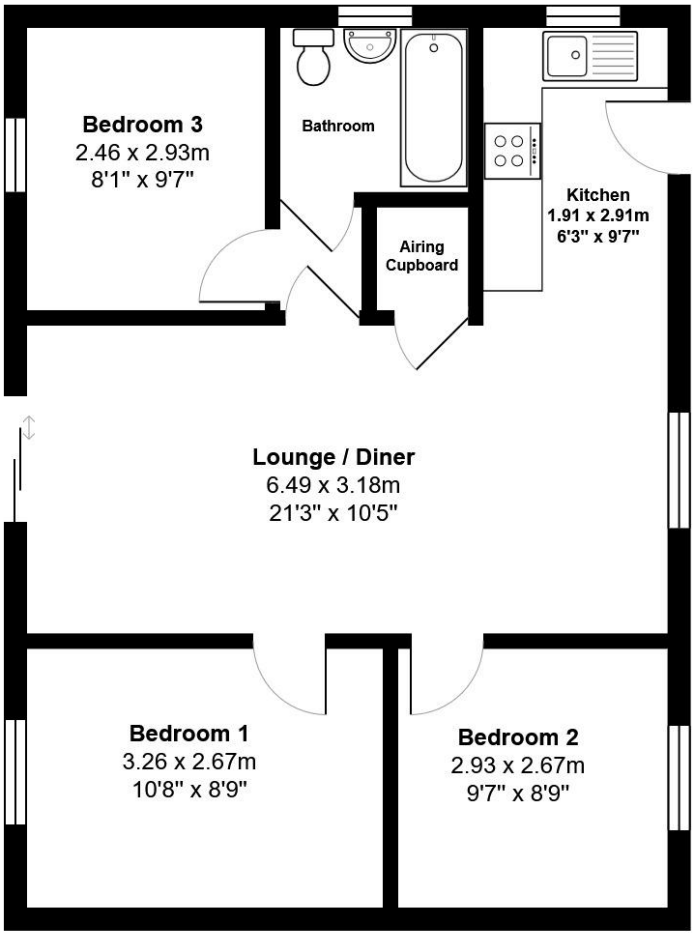
MINING AND RADON
The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas. There is a flood risk from the river adjoining with no past major events noted.

VIEWING
Strictly by prior appointment with the vendors agents – Jefferys
tel: 01579-342400









19, Rosecraddoc Cottages, Tremar, PL14 5FB

Total Area: 60.3 m² ... 649 ft²

All measurements are approximate and for display purposes only

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