Guide Price £97,500 - Leasehold

St Anns Chapel, Callington PL17 8NS

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A semi detached holiday home situated close to the facilities of this popular site which has been updated to provide a comfortable and generously sized retreat that can be either used for personal or investment purposes.

Brief accommodation comprises:- Open plan Lounge, Kitchen/Dining room with appliances, Hall, 3 Double Bedrooms, Cloakroom and Bedroom.

Outside there is a recently completed Decked Terrace ideal for alfresco dining and entertaining friends and family.

Situation:-
This Scandinavian style holiday lodge is situated on the popular and sought after Honicombe Manor development, which provides excellent holiday facilities including indoor and outdoor swimming pools, function room, 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.

Bedroom 3:- 8'7" (2.62m) x 11'7" (3.53m)
Double bedroom uPVC double glazed window to the rear elevation.

Bathroom:- 5'9" (1.75m) x 5'1" (1.55m)
Comprising of wash hand basin, bath with electric shower above, heated towel rail and uPVC double glazed frosted windows to the front elevation and part tiling to the walls.

Cloakroom:- 3'1" (0.94m) x 4'4" (1.32m)
Comprising of low level WC, vanity unit incorporating sink unit and cabinet below, part tling to the walls.

Lounge:- 11'2" (3.4m) x 14'7" (4.45m)
A nice and light room having the main feature as a false fireplace with wood surround and mantle set on slate hearthand and tiled backing. Full height uPVC double glazed windows to the front elevation overlooking the terrace and beyond.

Kitchen/Dining room 8'11" (2.72m) x 9'1" (2.77m)
Fitted with a range of modern wall and base units, roll top work surfaces, draw space. worktop freezer, pan draws, built in dishwasher. Area suitable for dining table and chairs, radiator, full height uPVC double glazed window to the front elevation.

Hallway:- 17'3" (5.26m) x 2'9" (0.84m)
Large cupboard with hanging rails and ample storage. Airing cupboard housing the water cylinder, loft access.

Bedroom 1:- 8'9" (2.67m) x 11'6" (3.51m)
Double bedroom with uPVC double glazed window to the rear elevation.

Bedroom 2:- 8'9" (2.67m) x 11'8" (3.56m)
Double bedroom with uPVC double glazed windows to the rear elevation.

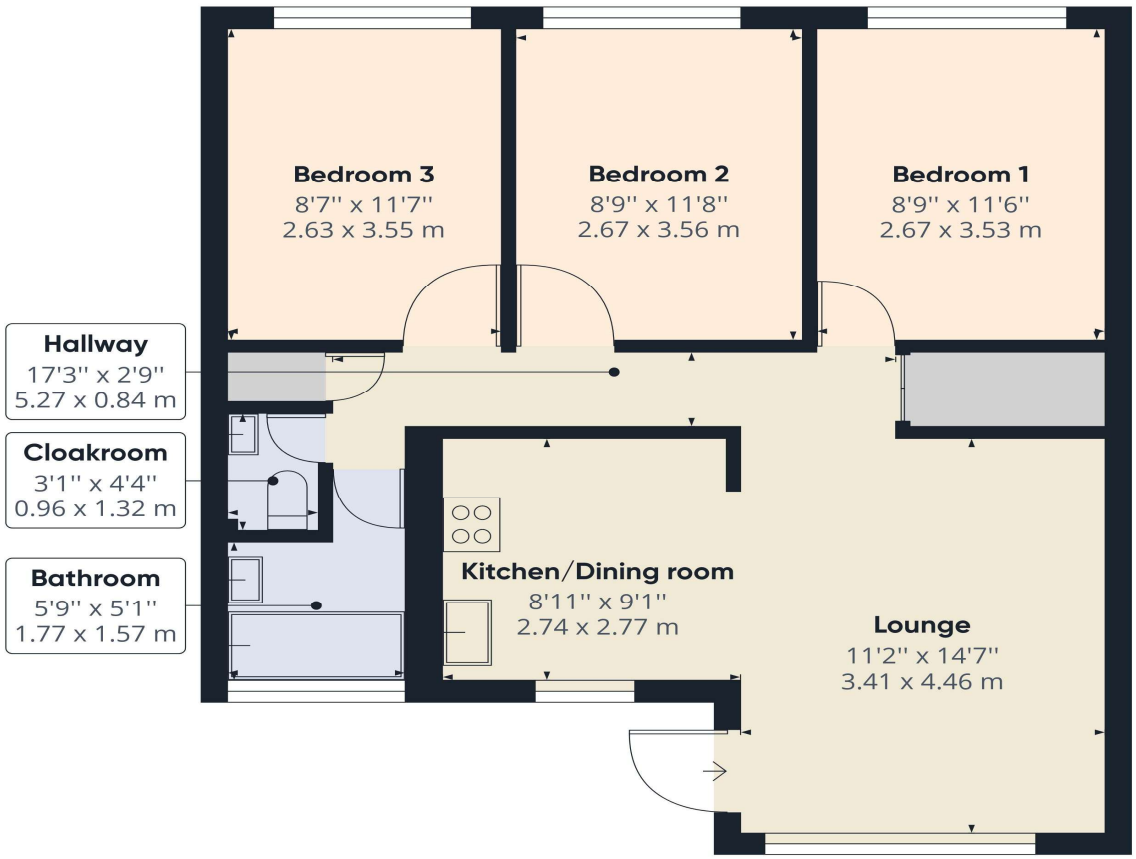
Outside:-
To the front of the property there is a been a recently built decked terrace, ideal for alfresco dining  and outside entertaining.  The terraced is enclosed and has an entrance gate. Views across the park can be enjoyed.

Services:-
Electric and water.  Septic tank via the site.

Council Tax:-
Exempt

Lease Details:-
Service and Ground Rent - £3,400.00 per year.

Lease:- 999 years from 1998




**Approximate total area**(1)

685.35 ft²

63.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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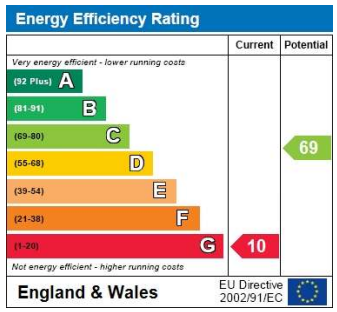


AGENTS Note:-

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.

Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN

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