



Town • Country • Coast



## Manorcombe Bungalows

Honicombe Park, Callington

Price Guide £95,000



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## Manorcombe Bungalows

Honicombe Park, Callington

Nestled peacefully within the popular Honicombe Park, we are delighted to offer this three bedroom holiday bungalow to the market with NO CHAIN and available fully furnished.

The property has been beautifully refurbished and presented by the current owners and is a real credit to them, serving as a fantastic home away from home and also part time let. Benefitting from its private position on the far end of the site, the property boasts a tranquil and functional location with vast parking available and all of the site amenities just a short walk away.

Entering across a patio to the front, you enter the property coming in to the living space, with large windows to the front and a open, light and airy sense, to feel right at home.

There are three bedrooms to the rear of the bungalow, each double bedrooms and currently offering two twin rooms. There is a shower room with a wash hand basin and separate WC.

With on-site leisure facilities such as recently refurbished indoor and outdoor pools, gym, games and arcade rooms which have been paid for for the remainder of the year ( this is optional ) as well as a lovely on-site pub with an impeccable menu, the property's location is hugely desirable.





#### **Living room**

14'4 x 11'3 (4.37m x 3.43m)

#### **Kitchen/Diner**

9'0 x 9'0 (2.74m x 2.74m)

#### **Bedroom One**

11'9 x 8'9 (3.58m x 2.67m)

#### **Bedroom Two**

11'9 x 8'10 (3.58m x 2.69m)

#### **Bedroom Three**

11'9 x 8'10 (3.58m x 2.69m)

#### **Bathroom**

#### **WC**

#### **External Space**

Private patio area with seating space and communal park/lawned area.

#### **Tenure**

Leasehold. 999 years from 1980. Maintenance charge (including insurance) £3,162 PA.

#### **Services**

Mains electricity, water and drainage.

#### **EPC**

F/31

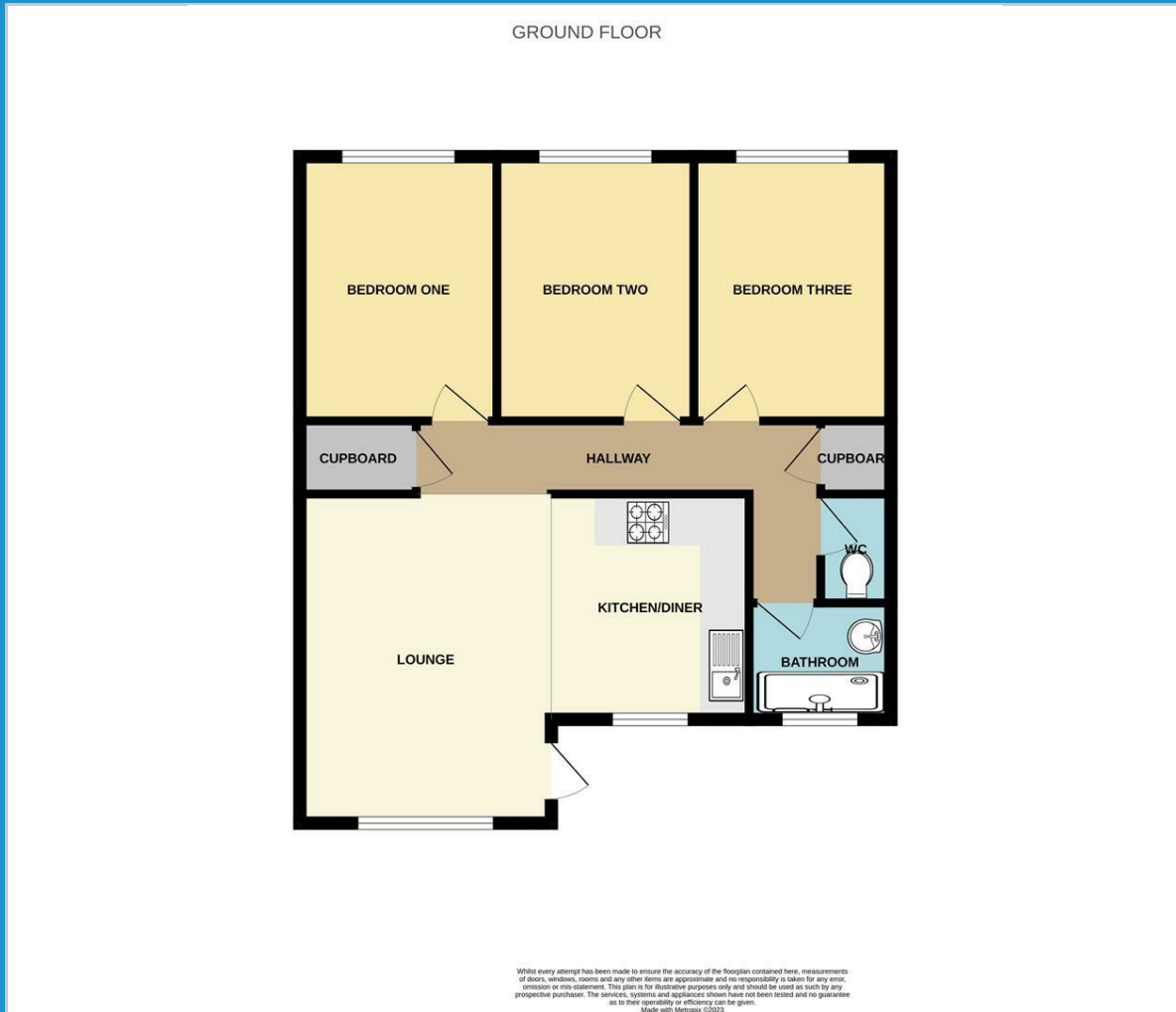
#### **Situation**

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.

## Floor Plan



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

