



Town • Country • Coast



Honicombe Park

Callington

Price Guide £115,000



# Honicombe Park

## Callington

Located in a quiet corner of Honicombe Holiday Park is this very well presented four bedroom Dartmoor Lodge. The lodge offers spacious living accommodation and is perfect for a Cornish summer get away.

You enter the property through the front door at the side. As you enter the hallway there is a shower room to your right hand side. To the left, you can find the kitchen. The kitchen benefits from a wide range of eye and base level units. There is also a useful service hatch into the dining area, pulling more natural light through into the kitchen. The living/dining area is adjacent to the kitchen. There is a set of French doors opening out onto a composite decking area which lends itself as a great space for Al-Fresco Dining and barbeques in the summer time. Also located on the ground floor are two bedrooms, both of which are good sized doubles.

On the first floor are a further two double bedrooms and a family bathroom. From the landing, to the left hand side is a double bedroom with useful built in storage. There is another double bedroom with plenty of space for free standing furniture. The family bathroom boasts a matching three piece suite with overhead shower and useful under sink storage.

Furthermore, the property greatly benefits from its close proximity to an open green area as well as the site's tennis courts. The property also comes with the use of the parks wide range of amenities such as bar, indoor and outdoor swimming pool and restaurant. There is also communal parking just a short walk from the property.





**Living / Dining Room**  
18'06 x 11'06 (5.64m x 3.51m)

**Kitchen**  
8'02 x 7'09 (2.49m x 2.36m)

**Bedroom One**  
10'02 x 8'06 (3.10m x 2.59m)

**Bedroom Two**  
11'09 x 7'09 (3.58m x 2.36m)

**Bedroom Three**  
12'08 x 8'01 (3.86m x 2.46m)

**Bedroom Four**  
12'08 x 11'00 (3.86m x 3.35m)

**Bathroom**  
8'06 x 4'10 (2.59m x 1.47m)

**EPC**  
N/A

**Tenure**  
Leasehold

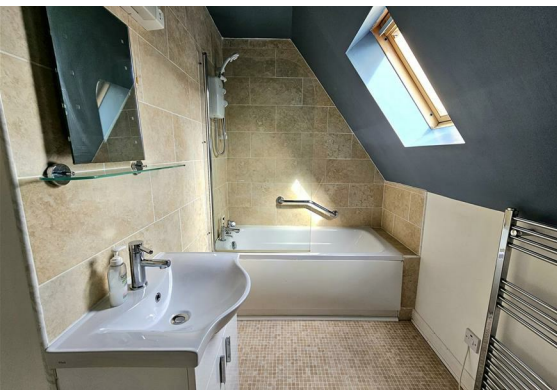
**Services**  
Mains electricity, private water and drainage. No gas

**Council Tax Band**  
N/A

**Agent's note**  
Lease expires 1st April 2997  
Ground rent is £150 + VAT  
Service / Maintenance Charge £2974.79 + VAT

**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



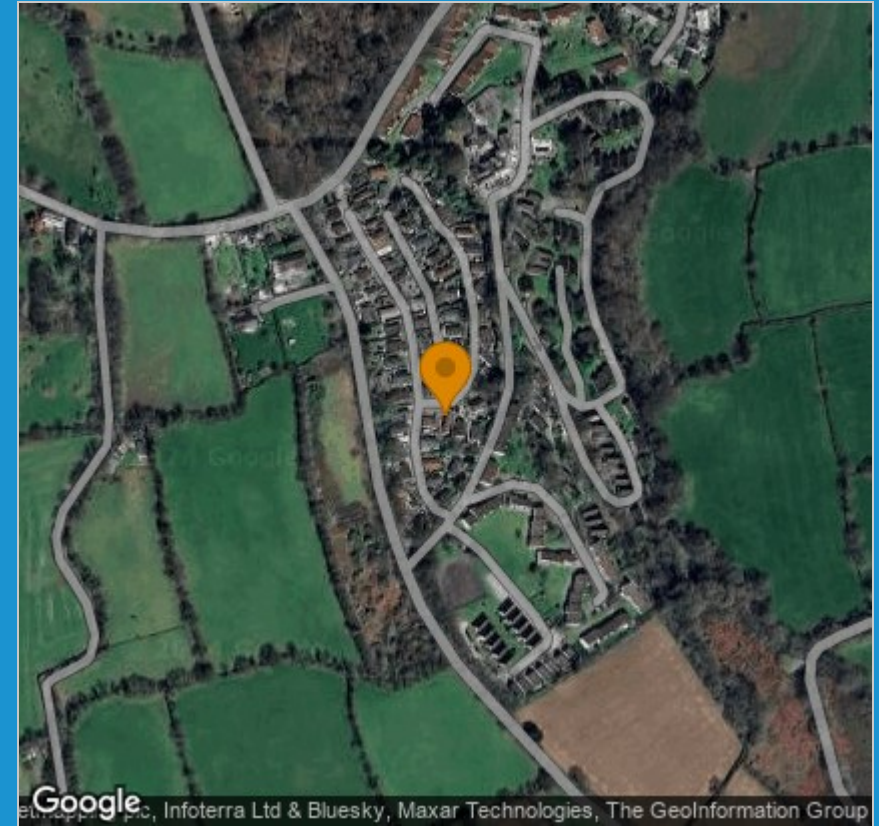
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

