



1 Manorcombe Bungalows
Honicombe Manor Holiday Village
St Ann's Chapel
Callington
Cornwall
PL17 8JW

Offers In Excess Of £86,000

bettermove

Honicombe Manor Holiday Village Callington

A SPACIOUS bungalow in St Ann's Chapel, available VACANT for IMMEDIATE possession and CHAIN FREE. Call to enquire!

Bettermove are proud to present this 3 bedroom semi-detached bungalow in Callington available with no forward chain/welcoming cash buyers only.

Available 12 months for holiday letting or alternatively for owner holiday purposes(non residential).

The property benefits from double glazing, electric heating throughout and has off street parking available.

The council tax band is A.

This is a leasehold property with 999 years on the lease from 24/05/1989; 2023/2024 rates are as follows, £3334.64 pa. All fees paid until April 2025. Leisure facilities - optional - £1675 pa.

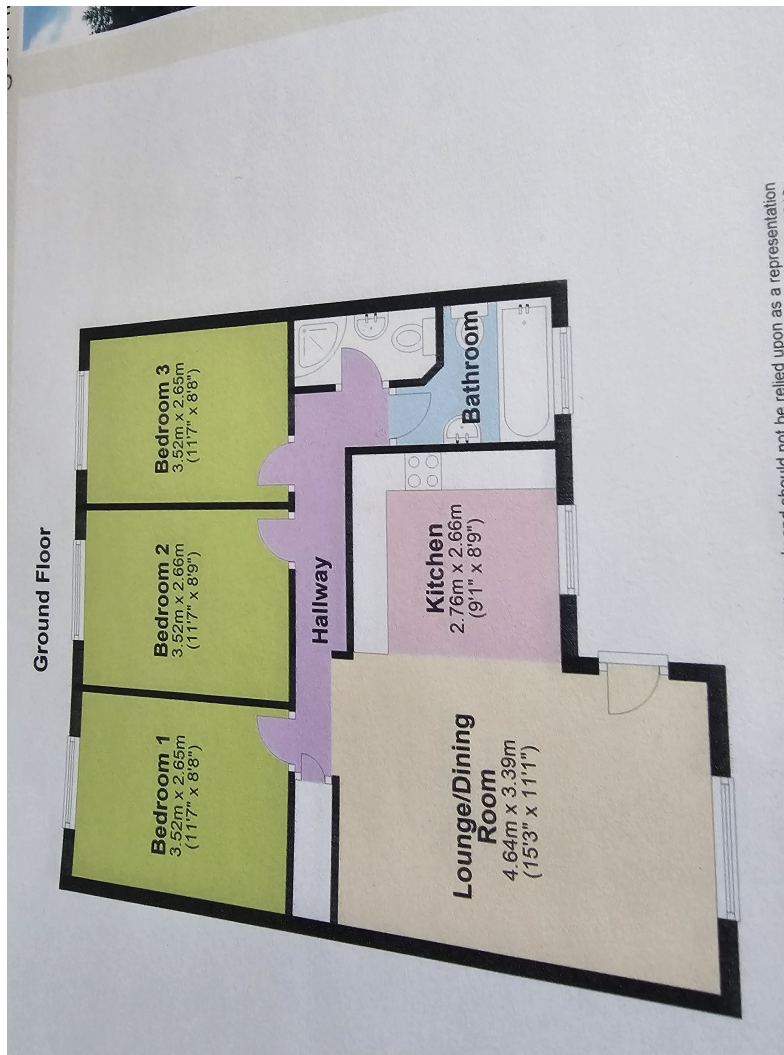
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 3 bedrooms, shower room and the family bathroom. The exterior boasts a front patio & BBQ area, perfect for enjoying the summer months.

Located in the popular town of St Ann's Chapel, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A390, Gunnislake train station and local bus routes.

Set in communal gardens of over 20 acres, and has Pub & Restaurant onsite, heated indoor and outdoor pools, sauna, and jacuzzi. Gym, play parks and Tennis court. Located in the beautiful Tamar Valley close to the Tamar Coast2Coast path and Kit Hill country park of 400 acres.

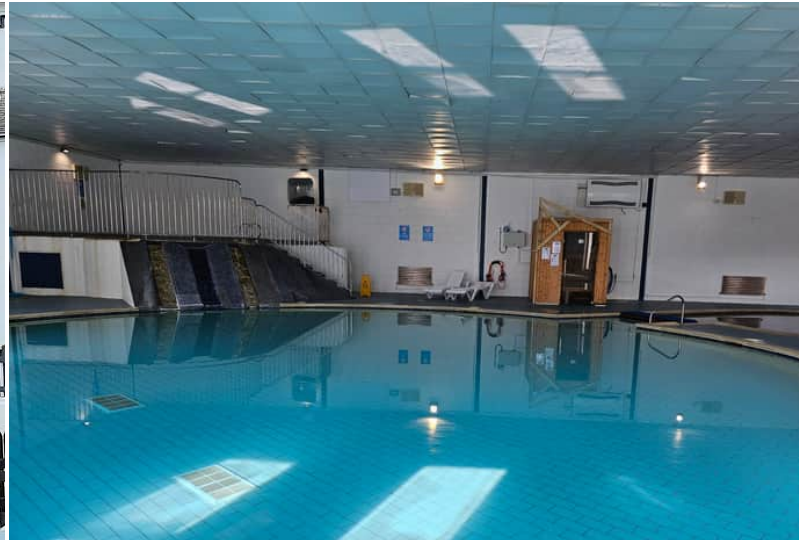
Bedmin Moor is 15mins and Dartmoor 30mins. 25 mins to Plymouth the Ocean City





... guideline only and should not be relied upon as a representation ...

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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