



NEAR CALLINGTON

O.I.R.O. £80,000

Well-Presented 3 Bedroom Holiday Bungalow

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: E (42)

  
MILLER  
TOWN & COUNTRY



- » Spacious 3 Double Bedroom Bungalow
- » Popular Holiday Park
- » Situated Within the Tamar Valley
- » Pretty Country Setting
- » Amenities on Site
- » Close to St Mellion, Cotehele & Kitt Hill
- » Easy Access by Car to Dartmoor & South Coast

## The Property

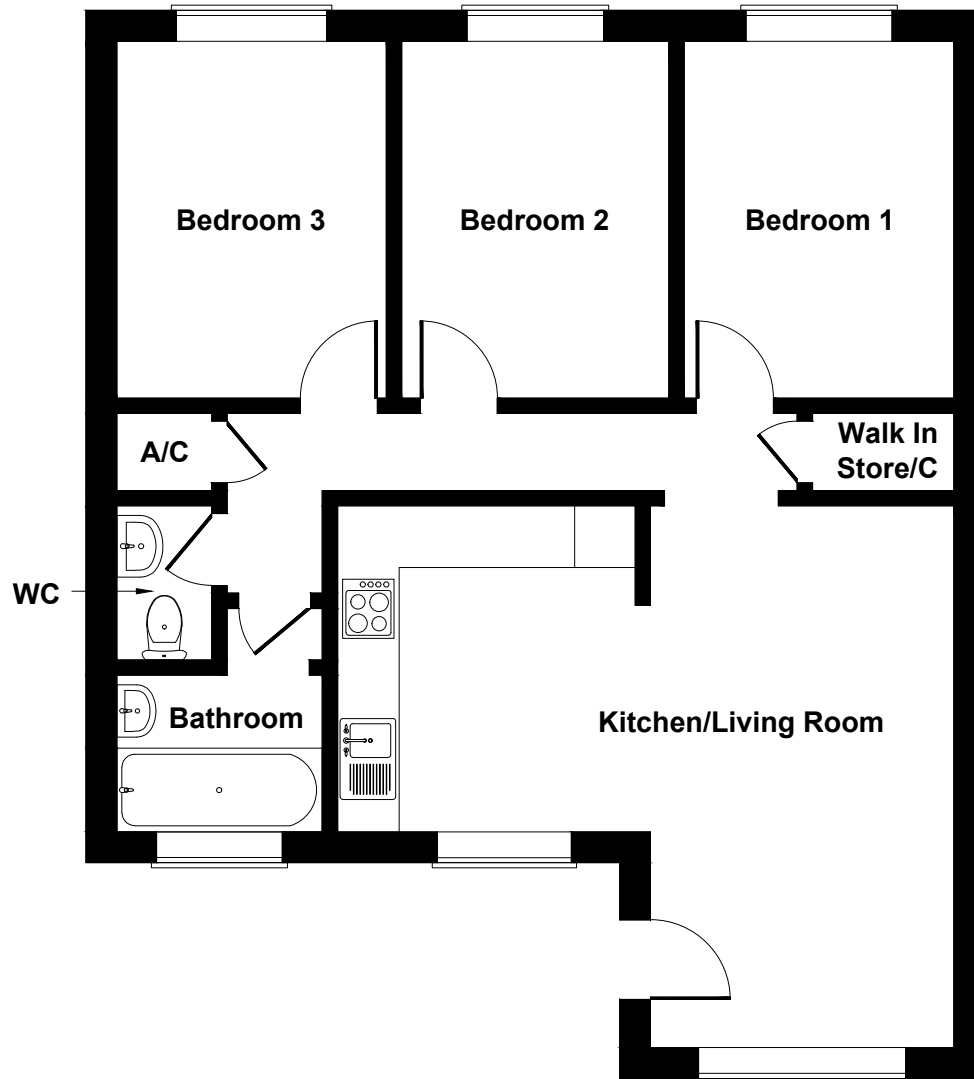
Situated in the popular Honicombe Park holiday resort, the light and airy, open plan living accommodation enjoys a southerly aspect and pleasant views over a large green area and beyond to open countryside. There is a large store cupboard and hall leading to three double bedrooms and a separate WC as well as a family bathroom. The property is double glazed throughout and there are electric wall heaters providing warmth on demand as and when the property is occupied. The property is presented to a good standard throughout both internally and externally.



Parking is nearby and there is a fairly level paved path leading to the property which is situated at the end of a short terrace. There is green space to the front and side and a paved patio garden which goes with the bungalow for dining out or enjoying just sitting in the sun during the best days of the spring and summer months.

The holiday park offers a wide range of amenities from leisure activities, shop, pub/ restaurant etc on site.

Approximate Gross Internal Area  
766 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2023  
**For Illustrative Purposes Only.**

## Accommodation

Kitchen/Living/Dining Room 20'1" x 17'1"

Bedroom 1 8'9" x 11'1"

Bedroom 2 8'8" x 11'7"

Bedroom 3 8'9" x 11'7"

Bathroom 5'8" x 5'1"

Separate WC 3'1" x 4'2"

## Location

Located within the beautiful Tamar Valley ideally placed for stunning countryside and walks, as well as access to the Tamar River at nearby Calstock for those who enjoy kayaking or paddle boarding. Nearby is St Mellion Golf and Country Club with two golf courses as well as National Trust locations such as Cotehele. Dartmoor and Bodmin Moor are both easily accessible, and the north and south coasts are approximately 40 and 30 minutes' drive away respectively. The historic towns of Launceston, Callington and Tavistock are all easily accessible by car and the maritime city of Plymouth is also a short drive away.

**Services:** Mains electricity, water and drainage.

**Tenure:** Leasehold

## Agents Note

Holiday use only. Council Tax payable for personal use - Band A. Business Rates only payable for renting out commercially.

Annual Service Charge 01 April 23 - 31 March 24 is £3,162.09 per annum inclusive of VAT.

Includes ground rent, annual maintenance, roads maintenance, water and sewerage and insurance.



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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
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