



Guide Price £160,000 - Leasehold
Harrowbarrow, Callington.

DOWSONnott
ESTATE AGENTS

A very well presented double sized detached park home situated within the sought after site of Honicombe which is specifically for residents over the age of 50. Brief accommodation comprises:- Hall, Modern fitted Kitchen with some built in appliances, spacious Lounge/Dining room, Bedroom 1 with En suite and walk in wardrobe, fitted furniture, Bedroom 2 with walk in wardrobe and fitted furniture, Study and bathroom. Outside the attractive Gardens envelope the property and there is Parking for one vehicle. From a number of the rooms far reaching countryside and river views can be enjoyed which stretch to the coast. The property has LPG heating, uPVC double glazing and should be viewed to be fully appreciated. BEING SOLD WITH NO ONWARD CHAIN.



Situation:-

Honicombe Park is specifically for residents over the age of 50 and is situated close to St Ann`s Chapel, which is all but on the Devon/Cornwall border. The town of Callington is approximately 3 miles distant offering all facilities which one would associate with a town of this size including doctors and dentists. The popular town of Tavistock is approximately 6 miles distant which offers an extensive range of facilities with easy access onto Dartmoor.

Hallway

uPVC glazed door leading into L shaped hallway. Coved ceiling with inset lighting, built in cloaks cupboard with fitted shelving and hanging space, built in airing cupboard with shelving. Full height cupboard offering ample storage

Radiator and fitted carpets.

Door opens to the good sized dressing room having coved ceiling, hanging rails and fitted shelving, radiator and fitted carpet.

En suite Shower room:- 5'5" (1.65m) x 5'2" (1.57m)

uPVC double glazed window with opaque glass to the side elevation. Coved ceiling, modern suite in white comprising of low level WC, pedestal wash hand basin and a corner enclosed shower cubicle with a Triton mains shower. Contrasting tiled splashbacks, heated towel ladder effect radiator and vinyl floor covering.

Bedroom 2:- 8'5" (2.57m) x 10'3" (3.12m)

uPVC double glazed window to the side elevation, coved ceiling, built in bedroom furniture to include bedside cabinets offering ample drawer space, dressing



space. Twin radiators and fitted carpet. From the hallway doors lead off to :-

Lounge/Dining room:- 19'4" (5.89m) x 12'0" (3.66m)

Spacious L shaped room with uPVC double glazed windows to the side and front elevations enjoying far reaching countryside views towards Dartmoor, River Tamar and beyond. Coved ceiling, triple radiators, telephone point and broadband connection. Electric feature fireplace with pebbled inset, fitted carpet. From the dining area an archway leads through to:-.

Kitchen :- 15'2" (4.62m) x 9'2" (2.79m)

Side aspect uPVC double glazed window offering far reaching countryside views. Coved ceiling, modern fitted kitchen with a comprehensive range of base and wall units with contrasting square edge work surfaces, inset stainless steel glass hob with stainless steel extractor fan over and eye level electric oven. Integrated appliances include built in dishwasher, washer/dryer and full height fridge freezer. Inset single drainer sink with mixer tap, radiator, contrasting tile splash backs and vinyl floor covering. From here there is a uPVC double glazed door gives access to the side garden.

Bedroom 1:- 11'7" (3.53m) x 8'10" (2.69m)

Double bedroom having uPVC double glazed window to the rear with pleasant outlook across the enclosed rear garden. Coved ceiling, radiator, built in furniture to include dressing table area, bedside cabinets and ample drawer space.

table area, radiator and fitted carpet.

Door opens to a generous sized walk in wardrobe with ample hanging space and fitted shelving. Radiator and fitted carpet.

Study:- 5'9" (1.75m) x 6'7" (2.01m)

uPVC double glazed window to the side elevation, coved ceiling, built in desk/workstation area with drawer space under. Radiator and fitted carpet.

Bathroom:- 5'6" (1.68m) x 5'7" (1.7m)

Upvc double glazed window to the side elevation. Coved ceiling with ceiling light. Modern suite comprising of low level WC, pedestal wash hand basin and panelled bath with contrasting tiled splash backs. Radiator and vinyl floor covering.

Garden:-

To the front of the property there is a gently sloped garden which is mainly laid to lawn with a brick paved parking space. There are pathways at both sides of the property with an additional gravelled area giving access to the front and rear entrance. The rear garden is mainly laid to lawn enclosed with picket fencing to the side and tree lined at the rear. Useful Storage building ideal for garden utensils and furniture.

Services:-

Mains water, private drainage, electric and LPG Gas.

Tax Banding:-

The Council Tax Band is A.





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.
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