



## Harrowbarrow

A Park Home in need of updating and refurbishment specifically for persons over 50 years with a pleasant outlook across to fields situated on a popular site.

Porch, Kitchen/Dining room, Lounge with feature fire, Inner Hall, 2 Bedrooms, Cloakroom and Shower room.

Outside there are Gardens and Parking.

The property is warmed via electric heating.

BEING SOLD WITH NO ONWARD CHAIN.

**Price £90,000 Leasehold**

# Harrowbarrow

## Situation:-

Harrowbarrow is a popular village approximately 2.5 miles from the town of Callington and 3 miles from the large village of Gunnislake, where there is a railway station with a regular train service into Plymouth. Tavistock, some 7 miles distant, is a thriving market town adjoining the western edge of the Dartmoor National Park.

## Side Porch:-2'10" (0.86m) x 6'5" (1.96m)

Entrance door gives access to the side porch, windows to the side and door gives access to the kitchen/dining room

## Kitchen/Dining Room:-8'2" (2.49m) x 16'8" (5.08m)

Wall and base units, roll top work surfaces, space for cooker, space for upright fridge/freezer, under unit space and plumbing for washing machine. Stainless steel sink unit with drainer, double glazed window to the side elevation, extractor, drawer space, shelving. Area suitable for dining room table and chairs, electric night storage heater, double glazed window to the rear with a pleasant outlook. Folding door gives access through to:-

## Lounge:-11'2" (3.4m) x 16'10" (5.13m)

Double glazed windows to the rear elevation again with a pleasant outlook. The main feature in this room is the electric fire with surround mantel and hearth, double glazed window to the side elevation, electric night storage heater, recessed area. Door leading to:-

## Inner Hallway:-

Giving access to the bedrooms and shower room, airing cupboard housing the hot water tank and consumer box, recess area.

## Bedroom One:-9'8" (2.95m) x 10'9" (3.28m)

Double bedroom with double glazed window to the side elevation, shelving, sliding door giving access to:-

## Cloakroom:-5'3" (1.6m) x 2'8" (0.81m)

Comprising of low level WC, wash hand basin, double glazed door with inset glass detail gives access to the side.

## Bedroom 2:-9'7" (2.92m) x 8'3" (2.51m)

Double bedroom, fitted wardrobes, double glazed window to the front elevation.

## Wet Room:-6'6" (1.98m) x 5'1" (1.55m)

Comprising of low level WC, wash hand basin, shower section with an electric wall mounted shower, drainage system and flooring. Aqua waterproof wall covering, electric heater, extractor and double glazed window to the side.

## Outside:-

To the front of the property there is a ramped pathway, which give access to the main accommodation. The gardens consist of flowers, shrubs and trees. There is a parking space to the front.

## Services:-

Electricity and water. Drainage via the site.

## Council Tax:-

According to Cornwall Council the council tax band is A.

## Service Charge:-

£149 per calendar month.

## AGENTS Note: -

Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

