



Manorcombe Bungalow,  
St Anns Chapel, Gunnislake  
PL17

**Guide Price £100,000  
Leasehold**



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**Situation:-** The property is situated on the popular Honicombe Manor development, which provides excellent holiday facilities including indoor and outdoor swimming pools, shop, restaurant and bar. Honicombe is situated in the beautiful Tamar Valley, approximately one mile from the villages of Harrowbarrow, Metherell and St Anns Chapel, and four miles from the larger town of Callington which provides a selection of amenities and facilities. There are a number of nearby recreational pursuits that can be enjoyed by all the family and the coast and moorland are within driveable reach.

This beautifully presented holiday bungalow offers a great investment opportunity. The vendors have presented this bungalow to a very high standard and comes with a good letting history. Fully furnished with quality in mind and updated to a high specification to include new bathroom, shower room and kitchen. There is also a new heating system in place with most of the upVC windows also being replaced. Situated within a popular holiday village of Honicombe Manor, in the Tamar Valley. Centered around the attractive Manor House, the village facilities include indoor and outdoor pools, hard tennis courts, children's play area, sauna, solarium, fitness center, bar and restaurant.

The entrance leads into the modern open plan lounge which is bright and airy with a door giving access out to the side aspect generous patio/seating area, also there is an open plan kitchen/dining area. The modern fitted kitchen has a generous amount of white high gloss units with ample workspace. The cooker and hob are built in with extractor canopy over and the additional appliances are free standing. From the open hallway doors lead off to the bedrooms, bathroom and shower room with the benefit of a concealed area where the washing machine is situated. The 3 bedrooms are all spacious doubles with a selection of quality bedroom furniture too all. The bathroom and shower room have been finished to a high standard with all modern fittings and fully tiled. There are modern wall mounted heaters for efficiency and heated towel radiators to the bath and shower room.

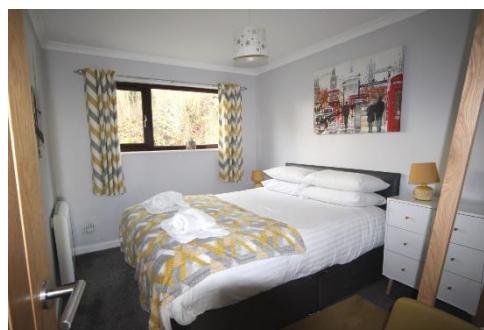
**Outside:-** At the front of the property there is a paved seating area for alfresco dining or a nice place to sit and watch the world go by. The main entertaining area is situated at the side which offers a generous paved area stretching the length of the property with gated access and fully enclosed with balustrading. This area offers ample space for further entertaining etc.

**Services :-** Mains Water, Electric and Private Drainage are Connected.

**Council Tax Band :-** According to Cornwall Council the council tax band is Band A.

**Lease Details :-** 962 Years Remain.

**Service Charge:-**



**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.

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