



St Ann's Chapel
PL17 8JW

 dawsonnott.co.uk



1



1



1

DAWSONnott
E S T A T E A G E N T S

Guide Price £140,000

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.

- Detached Park Home
- 1 Double Bedroom and Dressing Room
- Large Lounge/Dining room
- Parking and Gardens
- Specifically for persons over 55
- Popular Site



uPVC double glazed door gives access through to the Hallway, which then provides access to the rest of the Park Home accommodation. An internal door with inset glass gives access through to the good sized Lounge /Dining room which has a main feature as a Living flame, coal effect Gas fire with brick backing set on a hearth with a wooden mantle above. There are uPVC double glazed bay windows which enjoy a pleasant outlook across the countryside and woodland. There are 3 radiators and ample room for reception and dining room furniture. From the hallway there is a door leading into the Kitchen, which is fitted with a range of modern wall and base units with roll top work surfaces. Space for a cooker with a stainless steel canopy above incorporating the extractor, plus a stainless steel splashback. Drawer space, a recessed area ideal for fridge/ freezer, under unit space and plumbing for washing machine, wall mounted central heating boiler and uPVC double glazed door and windows.

The large Bedroom, which was originally 2 bedrooms is divided into sections. The first area includes space for a double bed and chest of drawers, then an arch way leads into the dressing room area which is fitted with a comprehensive range of wardrobes and bedroom furniture. There are uPVC double glazed windows and radiators. The Bathroom comprises of low level WC, wash hand basin, a bath with Electric Shower over, uPVC double glazed frosted window, radiator, electric heater and tiling to the walls.



OUTSIDE

To the front there is a gravel finished area, parking facilities and attractive flower and shrub beds. A pathway leads up to the main entrance. There is a patio, LPG Tank, a lawn and there is another patio area and a shed.

Services:- Mains Electric and Water. LPG Central heating and drainage via the site.

Council Tax :- According to Cornwall Council the Tax Band is A.

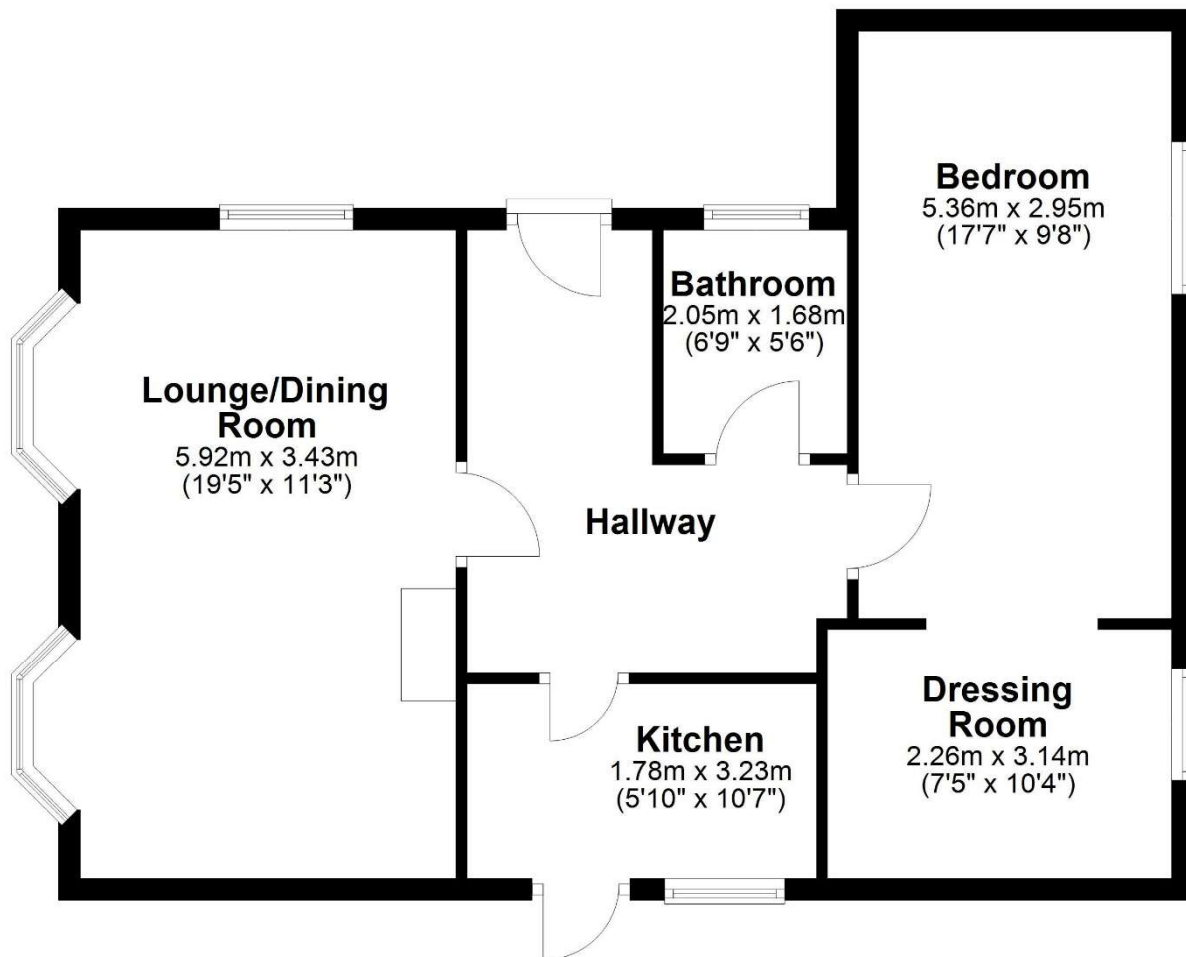
Service Charge:- £ 213.22 per calendar month.

Tenure:- Licence



Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



Total area: approx. 65.0 sq. metres (699.8 sq. feet)

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

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.

DAWSON **nott**
E S T A T E A G E N T S