

Peregrine Lodge, 10 Meadowside Farm, Winnards Perch, St. Columb TR9 6DH

Asking Price: £230,000

STRATTON CREBER













This beautifully presented detached three double bedroom leasehold bungalow is a successful holiday let, achieving excellent rental income. Peregrine Lodge has a spacious open plan lounge/kitchen/dining room, feature wood burner, bathroom and en suite shower/cloakroom, with air source underfloor heating and double glazing. Outside there is a decking area wrapping around the property with sunken hot tub at the rear and level parking at the front.

Viewing is strongly recommended

Situated within a small secure, gated community of similar leasehold bungalows surrounded by stunning walks and lakes, in a semi rural location between St Columb Major, Padstow, and Wadebridge.







Total floor area 80.4 m² (865 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Council Tax Band: **NA**

Tenure: **Leasehold**

Service Charge: **£1,950**

Years Left on Lease: **90**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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