

Sparrow Hawk Lodge, 19 Meadowside Farm, Winnards Perch, St. Columb
TR9 6DH Asking Price: £220,000

STRATTON CREBER










THE
HIDDEN
HUT



This modern spacious detached three double bedroom leasehold bungalow with 11 months occupancy restriction has an open plan lounge/kitchen dining room, feature wood burner, shower/cloakroom and en suite shower/cloakroom, with air source electric under floor heating and double glazing. Outside there is a part covered decking area outside the lounge/dining room, level parking for several cars, front, side and rear decking, hot tub and bar room.

Viewing is strongly recommended, for those looking for a second home or holiday let. - Chain free.

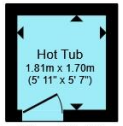
Situated within a small secure, gated community of similar leasehold bungalows, in a semi rural location between St Columb Major, Padstow, and Wadebridge.







Floor Plan



Outbuilding

Total floor area 88.7 m² (955 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: **B**

Tenure: **Leasehold**

Service Charge: **£1,800**

Years Left on Lease: **90**

Ground Rent: **£0**

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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