

St. Tudy, Bodmin, Cornwall

Asking Price: £95,000

STRATTON CREBER













HOLIDAY RESTRICTED*

*SOLD STC BY STRATTON CREBER *

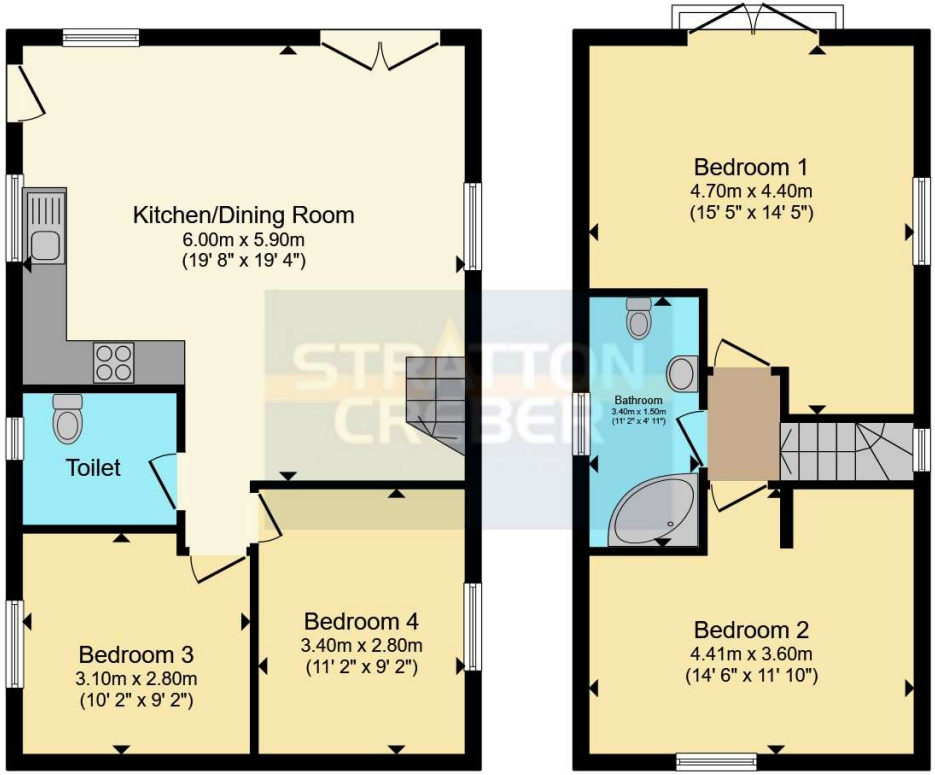
An excellent opportunity to purchase a fully furnished 4 bedroom detached holiday villa on the ever-popular Hengar Manor Holiday Park which has a good rental income history. Located in a great position on the park with views over a lawned communal garden area and just a short walk from all the facilities.

The property is offered for sale in very good decorative order and briefly comprises: large living/dining room with fitted kitchen area, two ground floor bedrooms, shower room, landing two further double bedrooms and a family bathroom. The master bedroom benefits from a balcony overlooking the grounds. There is an allocated parking space adjacent to the property.

Hengar Manor is situated near the village of St Tudy, North Cornwall, with over 35 acres of parkland and offers extensive facilities on site including a bar/restaurant, entertainment room, swimming pool, pitch and putt golf course and fishing lakes. Please visit www.hengarmanor.co.uk for further details.







Total floor area 99.9 m² (1,076 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: **TBC**

Tenure: **Leasehold**

Service Charge: **£5,205**

Years Left on Lease: **974**

Ground Rent: **£422**

Viewing by appointment

T: 01208 74422
E: bodmin@strattoncreber.co.uk
2 Fore Street, Bodmin, Cornwall, PL31 2HQ

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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