



Bond
Oxborough
Phillips

Changing Lifestyles

40 Valley Lodge
Honicombe Manor
Callington
PL17 8NG

Asking Price - £71,500



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01822 600700
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Honicombe Holiday Village is a well-kept and popular collection of lodges set in the peaceful hamlet of St Ann's Chapel, near Callington in Cornwall. Guests can enjoy a heated indoor and outdoor swimming pool, an on-site gym, play area, pub, and shop, making it an excellent base for families and friends. A family friendly, dog friendly retreat with the benefit of no double council tax payable!

On entering this reverse-level property, you are welcomed into a bright hallway with access to three well-sized double bedrooms and a stylish shower room featuring a walk-in shower, basin, and WC.

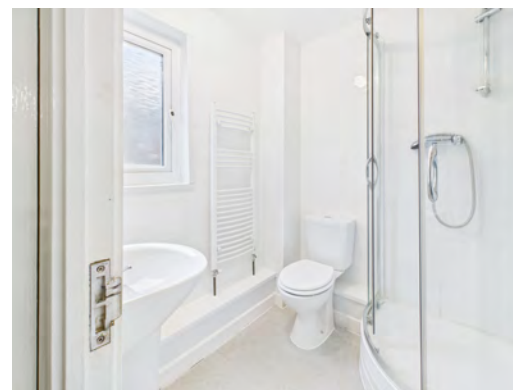
Upstairs, a spacious open-plan living and dining area opens onto a raised wooden balcony, offering lovely views of the surrounding area. A well-equipped kitchen is also located on this floor.

Outside, the decked area is ideal for alfresco dining or relaxing with a good book and there is ample resident parking throughout the site.

Additional fees TBC



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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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