



ESTATE AGENTS



## 46 Valley Lodge Honicombe Manor Holiday Resort

, Callington, PL17 8NG

**Offers In The Region Of £75,000**



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### Hallway

Approached via uPVC double glazed front entrance door. Stairs ascending to first floor. Under stair storage cupboard housing electric meter. Additional cupboard for storage.

### Bedroom

10'5" x 7'2" (3.2 x 2.2)

UPVC double glazed window, fitted carpet and radiator.

### Bedroom

UPVC double glazed door leading to patio and hot tub. Double built-in wardrobe, radiator, door to Jack and Jill family bathroom.

### Bedroom

11'9" x 8'2" (3.6 x 2.5)

UPVC double glazed window, fitted carpet, radiator and double fitted wardrobe.

### Jack & Jill Bathroom

Suite comprising panelled bath, pedestal wash hand basin, low level WC. Tiled flooring, tiled walls and shaving point.

### Shower Room

Fitted shower room with tiled wet areas, shower cubicle, low level wc, pedestal wash hand basin, ceiling light point and Upvc double glazed window.

### Living Room

18'0" x 12'9" (5.5 x 3.9)

UPVC double glazed doors leading to balcony with views overlooking the countryside beyond, radiator and archway leading through to kitchen.

### Kitchen

UPVC double glazed window. Fitted range of base and eye level cabinets with roll edge work top surfaces incorporating stainless steel single drainer with mixer tap, space for electric oven, further work tops with space for white goods.

### Balcony

From the living room there is a balcony with views over the countryside beyond, ideal for dining out on those cool summer evenings.

### Patio

Accessed from the main bedroom where you will find the hot tub situated.



## Road Map



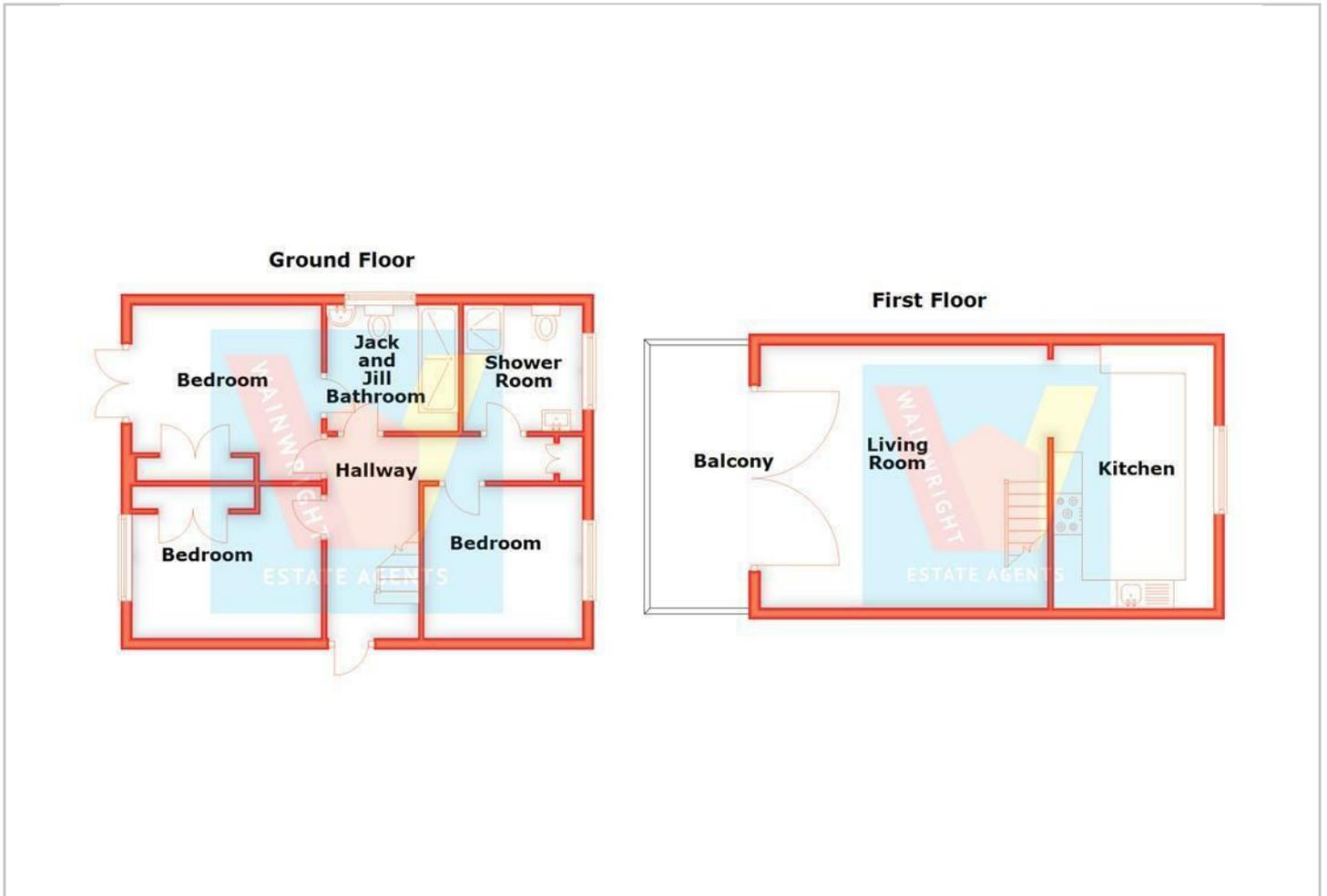
## Hybrid Map



## Terrain Map



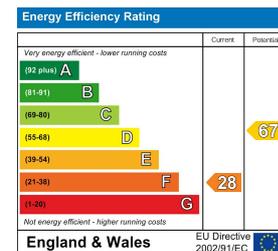
## Floor Plan



## Viewing

Please contact our Saltash Office on 01752 849689 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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