WAINWRIGHT
ESTATE AGENTS









14 Manorcombe Bungalows Honicombe Manor, St Anns Chapel, PL17 8JW

Asking Price £39,500

Tucked away in the popular holiday resort within the heart of the Tamar Valley, this bungalow at Honicombe Manor is an excellent opportunity for those looking for a holiday let or a personal countryside escape. The bungalow benefits from a favourable position with easy access for parking and is in close proximity to the range of facilities available on the park. Please note this is a holiday home and non residential. EPC:- To follow. Council Tax and A. Leasehold property on a 999 year lease from new. Service charge £2950.74 this includes the ground rent. There are additional optional leisure fee charges, Electricity, and refuse charges.

LOCATION



If you're looking for a peaceful rural holiday home, you've found it at Honicombe Holiday Village near Callington in Cornwall. Set in 20 acres of rolling countryside, the holiday village is home to over 100 lodges, villas and bungalows, nestled in amongst the natural surroundings of the ancient woodland. This dog friendly park welcomes your pets as-well you. Honicombe is based in the beautiful Tamar Valley AONB which stretches from Bodmin to Dartmoor and from the beaches of East Cornwall to the pretty towns of West Devon. There is plenty to see and do for the whole family. Everyone from the thrill seekers, beach babies and wildlife lovers will find something to suit them right on our doorstep. Here are some of our family favourites within easy reach! The Eden Project, National Marine Aquarium are just a few of the amazing attractions within a short drive of Honicombe Manor.

ENTRANCE

Front door leading into the lounge/diner.

LOUNGE/DINER 15'3 x 11'10 (4.65m x 3.61m)



Double glazed window to the front aspect, opening leading into the kitchen.



KITCHEN 9'00 x 8'10 (2.74m x 2.69m)



Matching range of kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, various power points, tiled floor, double glazed window to the front aspect.



HALLWAY

The lounge leads into a hallway with walk in storage cupboard, wall mounted electric heater, doorways leading into the bedrooms, w.c., and bathroom, linen cupboard with shelving and heater.

BEDROOM 11'5 x 8'8 (3.48m x 2.64m)



Double glazed window to the rear aspect, wall mounted electric heater, power points.

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Double glazed window to the rear aspect, power points.

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Double glazed window to the rear aspect, power points.

SEPARATE W.C.

Low level w.c. and wash hand basin.

BATHROOM



Panelled bath with electric shower above, pedestal wash hand basin, double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a paved patio area which provides an ideal spot for alfresco dining.

COMPLEX









LEASEHOLD INFORMATION

999 years from new from 1st April 1988 with 961 years remaining.

SERVICES

The property is serviced by private water, the cost of which is included in the service charge. Mains Sewage. Mains Electric.

SERVICE CHARGES

The service charge & ground rent from 1st April 2026 - 31st March 2027 £2950.74 (inc vat)

Annual service charge - £1590.37 (inc vat)
Road Maintenance - £300.39 (inc vat)
Water & Sewage - £441.63 (inc vat)
Ground rent - £424.07 (inc vat)

ADDITONAL CHARGES

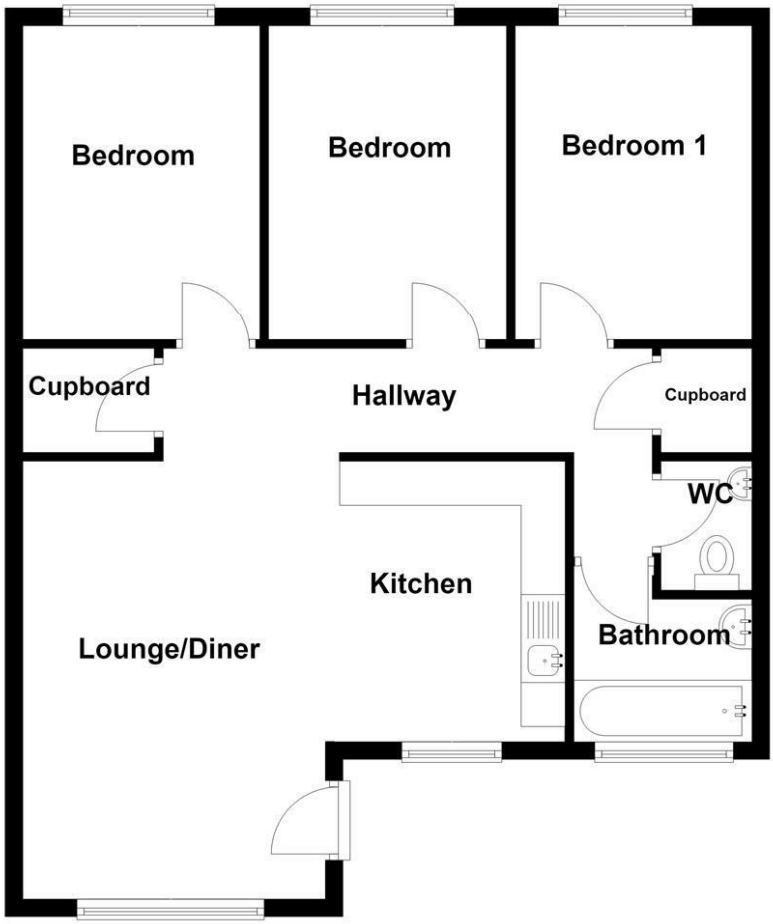
Please note to use on site leisure facilities there is an additional extra annual charge.

AGENTS NOTE

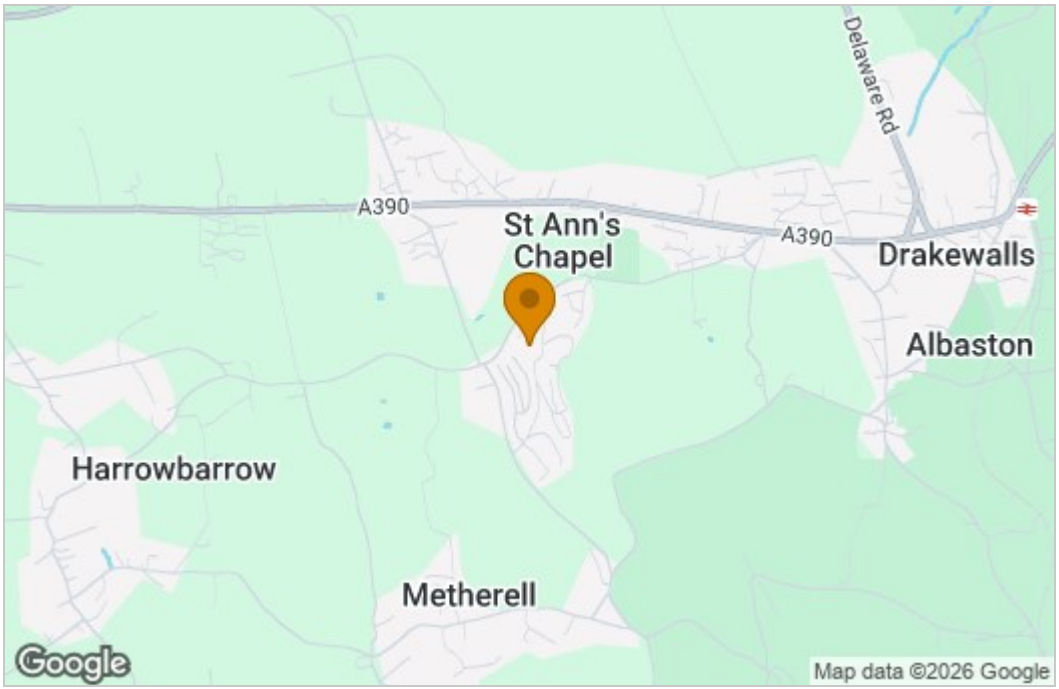
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Floor Plan

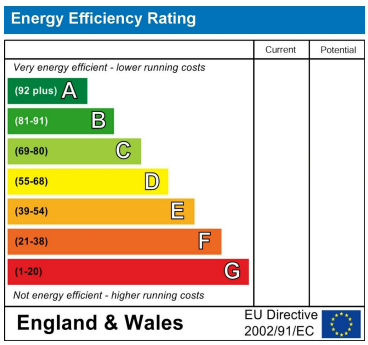
Ground Floor



Area Map



Energy Efficiency Graph



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