



ESTATE AGENTS



## 21 St Anns Cottage, Callington, PL17 8NG

**Auction Guide £40,000**

\*\*\*\*\*FOR SALE VIA ON LINE AUCTION - Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £36,000\*\*\*\*\* A two bedroom holiday home on the popular resort of Honicombe Manor. The accommodation briefly comprises of two double bedrooms, family bathroom and separate WC on the ground floor; together with open plan lounge, kitchen, diner and balcony to the first floor. Leasehold, EPC E 45, Council Tax Band A, Site Fees for 2023 £3462 there are additional optional leisure fee charges, Electricity, and refuse charges.

## AUCTION NOTE

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

## Situation



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, some with their own private hot tub, nestled in amongst the natural surroundings of the ancient woodland. This dog friendly park welcomes your pets as-well you.

## Hallway

Leads into hallway, stairs to first floor, two double bedrooms, bathroom, separate WC and storage cupboard.

## Bedroom 11'9" x 10'2" (3.6 x 3.1)



A double bedroom with window to the rear aspect, fitted carpet and ceiling light.

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## Bathroom



Fitted with panel bath and pedestal sink, mostly tiled and window to the front aspect.

## WC

Window to the front aspect, low level WC, sink and part tiled walls.

## OPEN PLAN LIVING ROOM 26'2" x 18'8" (8.0 x 5.7)

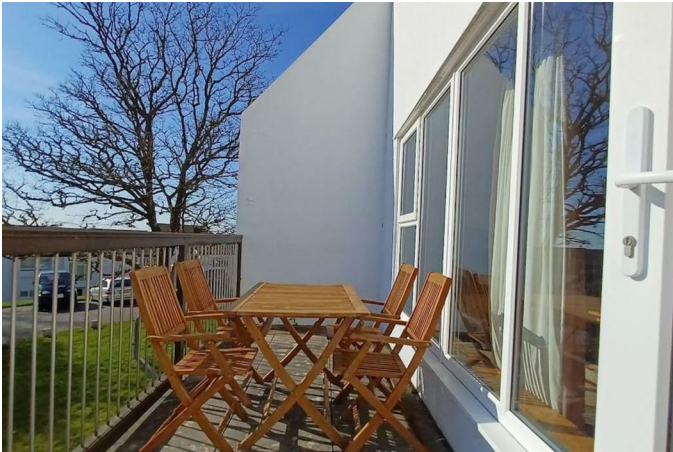


A spacious and light lounge area with fitted carpets and full width window to the rear aspect. Leading into a kitchen area with window to the front aspect overlooking the play area, fitted with a range of base and wall units space for cooker and fridge, tiled

splash backs and space for dining table.  
Storage cupboard and access to the balcony



## BALCONY



A good sized paved balcony accessed from the lounge, with space for patio furniture to sit out and enjoy the warm Cornish days and evenings.

## Out & About

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! Tamar Valley Donkey Park, Eden Project, National Marine Aquarium are just a few of the amazing attractions within a short drive of Honicombe Manor.

## AUCTION NOTES

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

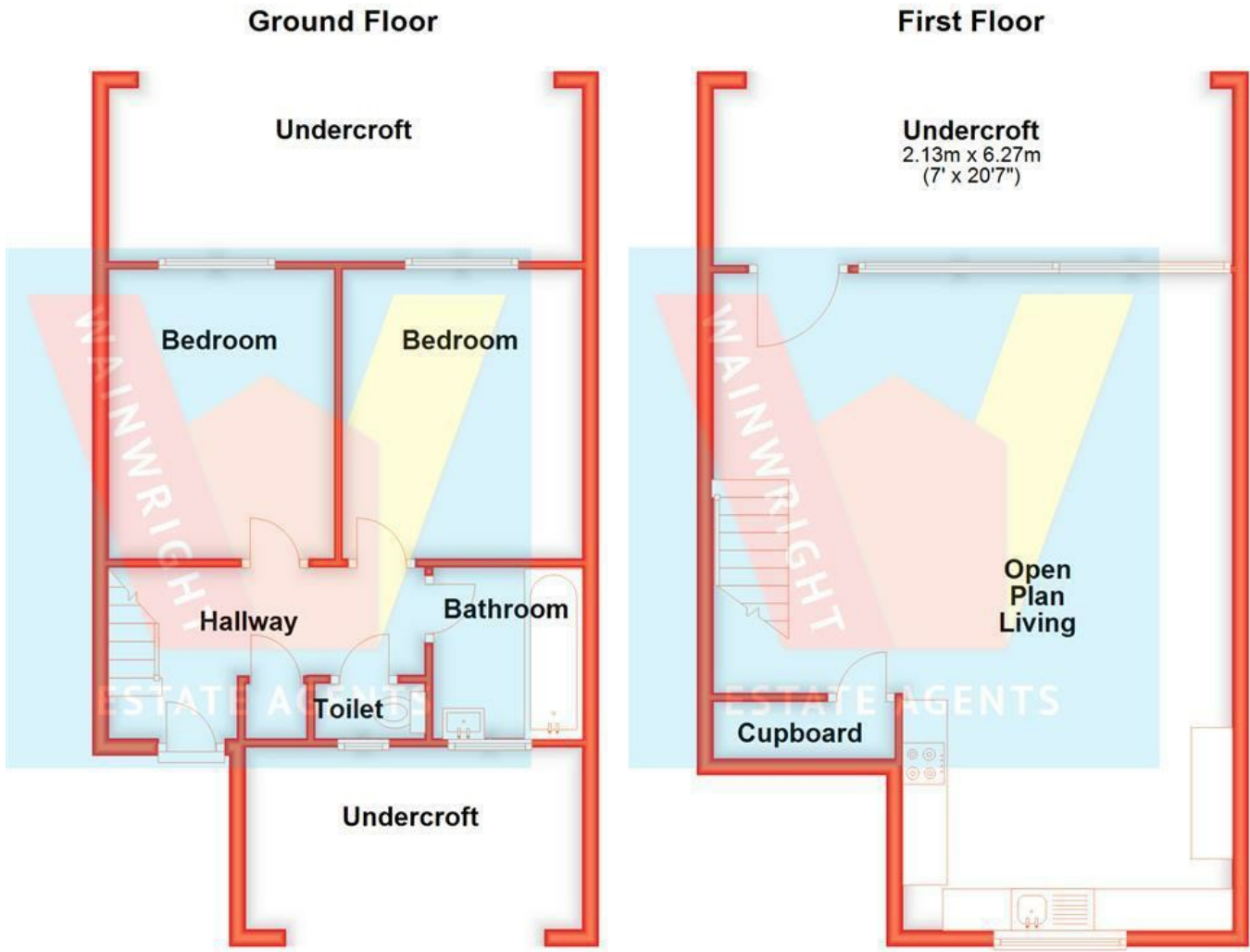
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

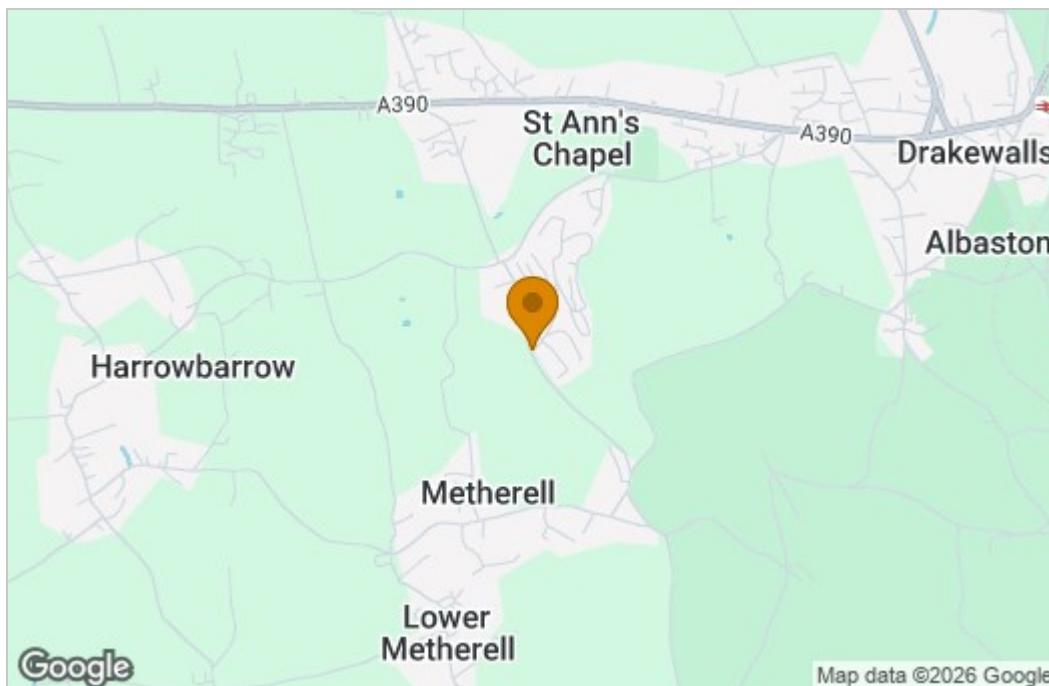
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a

contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

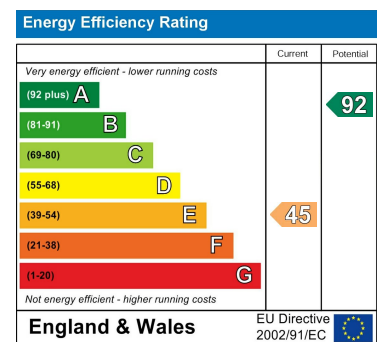
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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