

PARKWAY estate agents

for sale

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Lodge 21
TINTAGEL
PL34 0AY
£75,000

Leasehold

- 3 YR OLD HOLIDAY LODGE
- STUNNING LOCATION
- 5 MIN WALK TO BEACH
- TWO BEDROOMS
- LETTING POTENTIAL



A SUPERB DETACHED TWO BEDROOM HOLIDAY LODGE, ONLY 3 YEARS OLD AND IN MOVE IN CONDITION. SITUATED IN BOSINNEY BAY HOLIDAY PARK IN A PRIVATE AND ELEVATED POSITION WITH FAR REACHING VIEWS OVER OPEN COUNTRYSIDE TO THE COAST. THE PATH TO BOSINNEY COVE IS JUST ACROSS THE ROAD, BEING SOLD FULLY FURNISHED AND EQUIPPED WITH GOOD LETTING POTENTIAL THIS IS A RARE OPPORTUNITY TO HAVE AN AFFORDABLE COASTAL RETREAT.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB
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Description

Bosinney Bay is a popular coastal holiday park between Tintagel and Boscastle, it is an easy level walk back into the village which has excellent facilities including a doctors surgery, pubs and restaurants, shops, The Olde Post Office and Tintagel Castle. There are footpaths just below the lodge leading to Halgabron and St Nectans Glen. Further up the coast are Crackington Haven and Bude with there famous sandy surfing beaches.

Open plan reception area

19' 3" x 16' 3" (5.86m x 4.95m) Upvc double glazed front door opens into this light and airy reception space;

Lounge/Dining Area; Vaulted ceiling, inset spotlights, 2 radiators, wall mounted tv/video, feature coal effect electric fire, 2 upvc double glazed corner bay windows with stunning views over open countryside to the cliffs, upvc double glazed French doors to the decking, clad walls.

Kitchen Area; Open plan corner style with light wood effect wall and base units, square edged work surfaces over, stainless steel sink and drainer, integral stainless steel gas hob with glass and steel extractor and light above, integral stainless steel oven and grill, matching splash backs, gas boiler in cupboard, integral washer/dryer, integral dishwasher, integral fridge/freezer, tile effect flooring, inset spotlights, upvc double glazed window to the side with views.

Inner Hall

Doors to all rooms.

Bathroom

5' 5" x 6' 2" (1.65m x 1.88m) Dual flush low level wc, wash hand basin in vanity unit, panel enclosed bath with mixer shower and screen over, tiled walls, extractor, spotlights, mirror cabinet, heated towel rail, obscure double glazed window to the front.

Bedroom One

9' 4" x 7' 11" (2.84m x 2.41m) Twin room, with clad walls, sloping ceiling, radiator, upvc double glazed window to the front.

Bedroom Two

11' 0" x 9' 4" (3.35m x 2.84m) Sloping ceiling, clad walls, built in wardrobes and dressing table with drawers, radiator, upvc double glazed window to the rear with views.

Outside

Brick paved parking area with room for 2 cars.

Full width raised decking fully enclosed with room for a table and chairs and a bbq area.

Superb views over open countryside.

Communal grounds and reception.

Footpaths to Bosinney Cove, Halgabron and St Nectans Glen..

Agents Note

The lodge has a 20 year lease from 2016.
Available for holiday use 12 months of the year.
Costs are £432 per month plus electric and gas on a meter.
Holiday rentals will be managed by 'my cornish escape'.

Directions

Head out from Camelford towards Tintagel, at Camelford Station crossroads turn left then right towards Tintagel, follow this road for 1/2 mile, on the bend turn right past Tintagel Brewery, head up the hill and down to the T-junction, turn left down the hill follow this road for 2 miles and as you enter the village just before the T-junction turn right follow this to the end, turn right and right again into the park, follow the one way system and lodge 21 will be found towards the bottom on the left.

Viewing

Please call us on 01840 212121 to make an appointment.

Estate Agents

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Disclaimers

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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FLOORPLAN:

ENERGY PERFORMANCE CERTIFICATE: