

PARKWAY estate agents

To Let

01840 212121
www.parkwayestateagents.co.uk



Honeysuckle Cottage
CAMELFORD
PL32 9RF

Monthly Rental Of £800

- **DETACHED BUNGALOW**
- **ENCLOSED FRONT AND REAR GARDENS**
- **OFF ROAD PARKING**
- **INCLUDES ALL UTILITY BILLS**
- **FULL USE OF PARK FACILITIES**



A WELL PRESENTED DETACHED BUNGALOW WITH OFF-ROAD PARKING ON A POPULAR PARK CLOSE TO THE NORTH CORNWALL COAST. THREE DOUBLE BEDROOMS, SEPARATE KITCHEN, OPEN PLAN RECEPTION AREA, TWO BATHROOMS AND ENCLOSED GARDENS. PARK FACILITIES INCLUDE OUTDOOR SWIMMING POOL, PUB AND RESTAURANT. FULLY FURNISHED AND EQUIPPED.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB
Phone: 01840 212121 Email: info@parkwayestateagents.co.uk
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Description

Plot 53 is in a secluded part of the park with views out to open countryside, all the facilities are a short walk away and across the road is Bowood Golf Course. Camelford is a traditional market town with excellent day to day facilities including, pubs, cafes, butchers and doctors. The beaches and cliffs of the North Cornwall coast are 5 miles away with places like Trebarwith, Boscastle and Tintagel.

Entrance Entrance to the property is gained via obscure uPVC front door into:

Lounge/Diner 15' 2" x 14' 1" (4.62m x 4.29m) Wood effect flooring. Inset spotlights. Radiator. Television. UPVC double glazed windows to front and rear. Archway through to:

Kitchen 13' 1" x 6' 0" (3.98m x 1.83m) Range of painted wall and base units with black wood effect roll edge work surfaces over. Tiled splashbacks. One and a half bowl stainless steel sink and drainer. Integral stainless steel gas hob with stainless steel extractor and light above. Integral stainless steel oven and grill. Integral dishwasher. Integral fridge and separate freezer. Inset spotlights. Radiator. UPVC double glazed window to rear.

Bedroom 1 11' 10" x 8' 6" (3.60m x 2.59m) Twin room. Inset spotlights. TV point and television. Radiator. UPVC double glazed window to front.

Inner Hall Storage cupboard with shelving. Wall mounted fuse box. Space and plumbing for washing machine. Doors to Bathroom and Bedroom 2.

Bedroom 2 12' 9" x 8' 7" (3.88m x 2.61m) Twin room. Inset spotlights. TV point and television. Radiator. UPVC double glazed window to front.

Bathroom 9' 3" x 6' 1" (2.82m x 1.85m) Dual flush low-level WC. Pedestal wash hand basin. Panel enclosed bath with mixer shower over. Water resistant panel walls. Heated towel rail. Shaver point and light. Extractor fan. Inset spotlights. Obscure uPVC double glazed windows to side and rear.

Bedroom 3 9' 6" x 10' 9" (2.89m x 3.27m) Accessed from the Lounge. Double room. Inset spotlights. TV point and television. Radiator. UPVC double glazed window to front. Door to:

En-suite Shower Room Dual flush low-level WC. Pedestal wash hand basin. Walk-in double shower cubicle with electric shower over. Water resistant panels to walls. Heated towel rail. Extractor fan. Shaver point and light. UPVC double glazed window to rear.

Outside Triangle of grass with tarmac parking area and timber gate leading to:

Front Garden Low maintenance garden laid to gravel with paved patio and covered terrace. Surrounded by timber fencing. Outside lights. Path around the side to:

Rear Garden Gently sloping lawns. Enclosed and secure with rear hedge boundary. Cupboard housing the gas boiler. Gas meter box on the rear wall.

Juliots Well Park Juliots Well Park is bordered by expansive Cornish countryside that stretches as far as the eye can see. Whilst just a short drive from the old market town of Camelford, you would be forgiven for thinking you were miles from anywhere, with just the distant sounds of sheep and birdsong. For nights off from cooking, the on site pub "The Coach House" offers a range of dishes using locally sourced ingredients. Also on site are an outside swimming pool and a children's play area. Juliots Well is ideally situated between the spectacular unspoilt Atlantic coastline of North Cornwall and the wild rugged landscapes of Bodmin Moor. The popular fishing villages of Port Isaac (home to TV's 'Doc Martin'), Boscastle and Tintagel are all within easy reach whilst the larger towns of Bude, Bodmin and Launceston offer a wider range of shops and amenities. The tourist hot-spots of The Eden Project, Padstow (for Rick Stein's fish & chips) and Newquay (world famous surfing at Fistral Beach) are all within an easy drive.

Agents Note The monthly rental includes all utility bills. Sorry no pets.

Directions

From the town centre car park exit and turn right, head up through the town past the Co-Op, just before the petrol garage turn right, head past the car garage and turn left on the bend signed to Lanteglos, head down this road and after a short distance turn right into St Juliots Well, head down past reception and the pub, turn left drive past the car park on the right, bear left and the bungalow is on the left behind the wooden fencing.

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: