

PARKWAY estate agents

for sale mooving

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Villa 19
CAMELFORD
PL32 9RF
£18,500

Leasehold

- HOLIDAY CHALET
- POTENTIAL LETTING INCOME
- FURNISHED AND EQUIPPED
- MODERNISED
- GOOD PARK FACILITIES



A MODERNISED AND WELL PRESENTED END OF TERRACE HOLIDAY CHALET ON THIS POPULAR PARK 6 MILES FROM THE NORTH CORNISH COAST. FACILITIES INCLUDE A HOTEL, SWIMMING POOL, TENNIS COURT, LAUNDRY ROOM AND BAR. OCCUPYING A SPOT AT THE TOP OF THE PARK WITH VIEWS OUT OVER THE GROUNDS THE CHALET HAS AN UNRESTRICTIVE LEASE SO CAN BE SUB LET TO CREATE AN INCOME. SLEEPS FOUR AND IS SOLD FULLY FURNISHED AND EQUIPPED.



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

Lanteglos is a small hamlet in a beautiful wooded valley, with a church and lovely walks, only 1 mile from the market town of Camelford which has good day to day facilities, Bowood golf course is just up the road and has a restaurant and bar open to the public. Trebarwith Strand is the nearest sandy surfing beach and is less than 5 miles away, Tintagel and Boscastle are a mile further on. Bodmin Moor is just outside Camelford and offers miles of stunning scenery and hiking.

Lounge/Diner

12' 6" x 11' 1" (3.81m x 3.38m) Upvc double glazed front door into open plan lounge/diner upvc double glazed feature window to the front with views over the park, coal effect electric fire, wall mounted electric heater, space for table and chairs and three piece suite, cupboard housing the hot water cylinder, cold water tank and fuse box and electric meter, coat rail.

Kitchen

Pale wood effect wall and base units with roll edged work surfaces over, tiled splash backs, stainless steel sink and drainer, integral electric hob with extractor and light above, integral stainless steel oven and grill, tiled floor, under counter space for fridge/freezer, spotlights, upvc double glazed window to the rear.

Family Bathroom

7' 9" x 5' 5" (2.36m x 1.65m) White 3-piece suite with dual flush low level wc, pedestal wash hand basin, panel enclosed bath with electric shower over, extractor, heated towel rail, tiled walls and floor, shaver point and light, obscure upvc double glazed window to the rear.

Bedroom One

8' 10" x 9' 0" (2.69m x 2.74m) Bunk room with wall mounted electric heater, built in wardrobe, upvc double glazed window to the rear.

Bedroom Two

8' 10" x 8' 10" (2.69m x 2.69m) Built in wardrobe, wall mounted electric heater, upvc double glazed window to the front with views over the park.

Communal Grounds

There are extensive grounds surrounding the park with children's play areas, sand pits, forts etc. The amenity block has a play room and laundry room, while the pool and tennis court are next to the hotel. The hotel has a restaurant, bar and snooker room. Communal car park.

Agents note

The holiday chalet is leasehold with 50 years left of a 79 year lease, there are service charges and maintenance costs paid annually which are around £2,300 this year. The park is open from March to November but chalet owners can access their property 12 months of the year.

Directions

From the town car park turn right to go through the town, head up the hill through the traffic lights, before the garage turn right towards Tintagel, take the next left on the corner and head down the hill. At the bottom bear left past the church and turn left into the park, park in the central communal car park, the villa is up the path at the top on the left.

Viewing

Please call us on 01840 212121 to make an appointment.

Estate Agents

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Disclaimers

The Property Misdemeanors Act 1991

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FLOORPLAN:

ENERGY PERFORMANCE CERTIFICATE: