



**Honicombe Park
Callington
Cornwall
PL17 8JW**

Offers In Excess Of £86,000

bettermove

Honcombe Park Callington

Bettermove are proud to present this 3 bedroom semi-detached bungalow in Callington available with no forward chain/welcoming cash buyers only.

The property is currently being used as a holiday let so would be perfect for an investor. Alternatively the property could be occupied for 11 months of the year by the owner.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

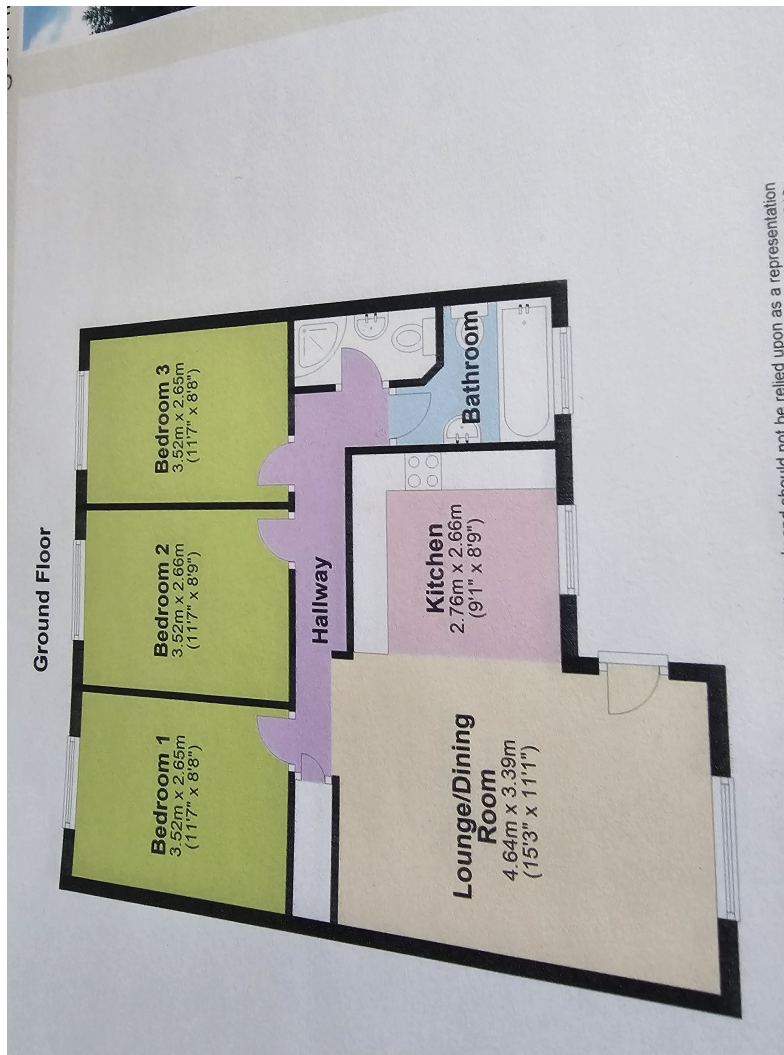
This is a leasehold property with 999 years on the lease from 24/05/1989; 2023/2024 rates are as follows, £3162.64 pa. Leisure facilities - optional - £1675 pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 3 bedrooms, shower room and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Callington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A390, Gunnislake train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





... guideline only and should not be relied upon as a representation

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk