

LOT
104

82 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL

GUIDE PRICE £45,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroom detached holiday villa situated on the ever-popular Hengar Manor holiday park. The property offers open plan lounge/kitchen/dining area, double bedroom and shower room to the ground floor, with master bedroom with balcony off, bedroom three and family bathroom to the first floor. This child and pet friendly holiday park offers a wide range of recreational facilities, with bar/restaurant and entertainment during peak season, swimming pool, tennis courts, coarse fishing lakes and 35 acres of parkland/communal gardens.

Situated

Hengar Manor is set just outside the Cornish village of St Tudy, readily commutable to the A30 and offering 35 acres of parkland, with fishing lakes, pitch and putt golf course, swimming pool, tennis courts and play park.

Ground Floor

Open plan lounge/kitchen/diner, double bedroom and shower room.

First Floor

Landing, master bedroom with balcony off, bedroom three and a shower room.

Outside

Communal gardens and grounds, on site facilities, allocated parking space and visitors car parking.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

D

Council Tax Band

B

Lease details

Lease length - 999 years from 1 December 2002. Ground Rent - £480 Maintenance Charges - £4,800

Tenure

Leasehold