



41 Inny Vale

Davidstow, Camelford, Cornwall, PL32 9XN

KIVELLS

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Davidstow, Camelford, Cornwall, PL32 9XN

£120,000 Guide Price

Detached, two bedroom FREEHOLD holiday home

Subject to year-round holiday occupancy restriction

Allocated parking space

Excellent income potential

Within easy reach of the North Cornish coast and Bodmin Moor

Offered for sale with no onward chain

EPC: F



Situation

Inny Vale Holiday Village enjoys a peaceful setting, whilst remaining conveniently situated for exploring both the coast and inland areas. The nearby market town of Camelford, offers a range of everyday amenities including supermarkets, independent shops, cafés, schools and healthcare facilities.

Approximately 5 miles away lies the spectacular North Cornish coastline, with the picturesque villages of Tintagel, Boscastle and Crackington Haven, together with the popular beaches of Trebarwith Strand and Widemouth Bay, renowned for their dramatic scenery, coastal walks and surfing.

To the south-east, Bodmin Moor provides miles of open countryside, ideal for walking, cycling and horse riding. The coastal town of Bude is approximately 16 miles to the north, whilst Wadebridge is around 14 miles to the south, both offering a wider range of shopping, restaurants and leisure facilities. Newquay Airport is within easy reach, and the cathedral city of Truro, with its mainline railway station, provides excellent transport links throughout Cornwall and beyond.

ENTRANCE HALL

Part glazed entrance door to the side elevation. Window to the front elevation and built-in storage cupboard. Tiled flooring. Door into:

OPEN PLAN KITCHEN/LIVING AREA

A light and well-proportioned open plan living space, ideal for both relaxing and entertaining. The kitchen is fitted with a range of matching wall and base units with work surfaces over incorporating a stainless steel sink and drainer. Integrated electric oven with electric hob and extractor over. Space and plumbing for a washing machine together with further appliance space. Window to the front elevation and part-glazed door to the rear. The living area provides ample space for a range of furniture.

BEDROOM ONE

A spacious double bedroom with a window to the rear elevation.

BEDROOM TWO

A further double bedroom with a window to the front elevation.

SHOWER ROOM

Fitted with a three-piece suite comprising a shower, low level WC and wash hand basin. Heated towel rail, extractor fan and obscure glazed window to the rear elevation.

OUTSIDE

To the front of the property is an area of lawn with a pathway leading to the front door. To the rear is a communal garden, ideal for sitting out and enjoying the peaceful surroundings. The property further benefits from an allocated parking nearby.

AGENT'S NOTE

Please note that some of the images have been virtually staged for illustrative purposes only.

Description

A fantastic opportunity to acquire a freehold detached two-bedroom holiday home, situated within a beautiful setting on a purpose-built holiday park. The property offers light and spacious accommodation comprising an open-plan kitchen/living area, two double bedrooms and a bathroom.

Externally, the property benefits from allocated parking and access to communal gardens bordering the river, an ideal space for outdoor dining and entertaining.

Services

Mains electric and (metered) water. Shared private drainage.

Tenure

Freehold. Subject to year-round holiday occupancy restriction.

Services Charges

Service Charge – Approximately £1,713 per annum.

(Please check with your legal advisor for accurate up to date figures).

EE Rating - F**Council Tax Band - A**

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