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**107**

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

GUIDE PRICE **£60,000–£70,000\***

VACANT RESIDENTIAL

### Description

A four bedroom detached holiday villa situated on the ever popular Hengar Manor holiday park. The property comprises an open plan lounge/kitchen/diner, two bedrooms and shower room to the ground floor, master bedroom with balcony, bedroom four and a bathroom to the first floor, private seating area and use of the onsite facilities and grounds.

### Situated

Hengar Manor holiday park is located on the rural fringes of St Tudy, in proximity of the North Cornwall Coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, park land and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool and leisure complex with sauna and beauty treatment rooms, games room and restaurants.

### Ground Floor

Open plan lounge/kitchen/diner, two bedrooms and shower room.

### First Floor

Master bedroom with balcony off, bedroom four, family bathroom.

### Outside

Private seating area and use of the communal gardens, grounds and on site facilities.

### EPC Rating

TBC

### Council Tax Band

TBC



### Viewings

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

