



32 Rosecraddoc Lodge Holiday Bungalows

Liskeard,
PL14 5FB



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this three bedroom detached holiday bungalow located in the Rosecraddock Lodge Holiday Bungalow estate and offering lounge/dining room, kitchen, three bedrooms, shower room, double glazed windows/doors, night storage heater to lounge, patio area, allocated parking, UPVC barge boards and soffits, communal gardens

LOUNGE/DINING ROOM

11' 10" x 11' 10" (3.61m x 3.61m) The property can be approached via double glazed, double opening doors offering access from the patio area, leading to the lounge/dining room. Wood laminate floor, wall-mounted night storage heater, double glazed window, TV aerial connection point, space for table/chairs, ceiling-mounted pendant light point, two further double glazed windows overlook the patio and communal gardens, door offers access to the airing cupboard with hot water tank, slatted shelving and immersion heater

KITCHEN

7' 10" x 6' 3" (2.39m x 1.91m) From the lounge/dining room door offers access to the kitchen. Double glazed window with tiled sill, wood laminate floor, tiled walls in a matching design to three quarter wall height, roll edge work surfaces incorporating matching low-level and eye-level units offering



cupboard and drawer space, single bowl/drainers stainless steel sink unit, cooker point with Beko oven with four ring ceramic hob, further LEC freestanding fridge/freezer, cloaks hanging space, ceiling-mounted strip light, obscure glazed, double glazed door, offers access to the outside

BEDROOM ONE

12' x 8' (3.66m x 2.44m) From the lounge/dining room, door offers access to bedroom one. Double glazed window, wood laminate floor, ceiling-mounted pendant light point

BEDROOM TWO

9' 3" x 8' (2.82m x 2.44m) From the lounge/dining room, door offers access to bedroom two. Double glazed window, ceiling-mounted pendant light point



BEDROOM THREE

9' x 8' (2.74m x 2.44m) From the lounge/dining room, door offers access to bedroom three. Double glazed window, ceiling-mounted pendant light point

FAMILY SHOWER ROOM

5' 6" x 5' 3" (1.68m x 1.6m) From the lounge/dining room, door offers access to the family shower room. Double glazed, obscure glazed window, wood laminate floor, shower cubicle with tiled walls from floor to ceiling height, wall-mounted Bristan shower controls and attachment, low-level WC, pedestal wash hand basin with splash back tiles, low-level tiled sill, wall-mounted strip light with shaver point, mirror fronted medicine cabinet, ceiling-mounted light point



OUTSIDE SPACE AND COMMUNAL GARDENS

To the outside, there is a patio area/storage area with a pathway leading to an allocated parking alongside for two cars UPVC barge boards and soffits, two outside light points, electric meter cupboard

Communal lawned areas with shrubs, small and mature trees



The property is furnished throughout and included in the sale

ANNUAL CHARGES FOR 2021/2022

Maintenance charges £932.68
Ground rent £831.07

The property offers a 99 year lease from 1st January 1973

SHORT TERM HOLIDAY USE ONLY FOR 10 MONTHS OF THE YEAR WITH A 28 DAY CAP ON



EACH STAY

VIEWINGS ARE HIGHLY RECOMMENDED

%epcGraph_c_1_304%