

LOT  
**46**

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

\*GUIDE PRICE £12,500–£15,000



Two bedroom holiday bungalow located in the popular location of Hengar Manor Holiday Park.

#### DESCRIPTION

A two bedroom holiday bungalow on the popular Hengar Manor holiday park, enjoying a patio seating area, use of the communal gardens, grounds, facilities and amenities, along with allocated parking space.

#### LOCATION

Hengar Manor Holiday Park is located in St Tudy, North Cornwall which is situated in proximity to the North Cornwall coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, parkland and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool with sauna and beauty treatment room, games room and restaurants.

#### ACCOMMODATION

**Ground Floor** Open plan lounge/kitchen/diner, inner hallway, bedroom one, bedroom two and bathroom.

**Outside** Patio seating area, communal gardens and grounds of circa 35 acres along with the use of on site facilities and amenities and allocated car parking.

#### NOTE

This holiday bungalow is self managed and is not tied to rentals only supplied by Hengar Manor.

#### EPC

Energy Efficiency Rating – F

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

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

