



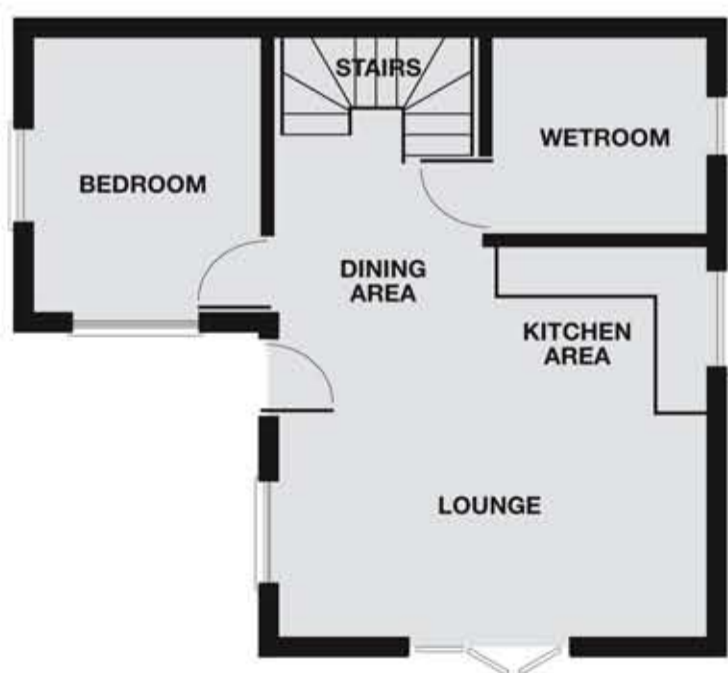
Situated in the rural area of Davidstow and only a few miles from the beach, shops and some of the most beautiful countryside in the country

Inny Vale, Davidstow, North Cornwall

[www.inny-vale.co.uk](http://www.inny-vale.co.uk)



# The 'Oak'



- Specifications**
- Natural slate roofs
  - Double glazed timber windows
  - Hardwood front door
  - Hardwood glazed doors
  - Allocated parking
  - Front and rear gardens
  - Timber flooring to living/dining room and kitchen
  - Carpeted bedrooms
  - Fully tiled wetroom
  - Oak veneered internal doors
  - New kitchen with Oven, Hob, Extractor, Dishwasher and Washer/dryer
  - New shower and white wetroom suite (WC, washbasin)
  - New white Bathroom Suite (bath, WC and washbasin)
  - New services with separate electric and water meters
  - Electric Panel radiators (thermostatically and timer controlled)

**Planning**  
Holiday use with 12 months occupation.

**Service Charge**  
Approx £500 per annum to cover all external and grounds maintenance. The purchaser only has to deal with the interior of the cottage.

**Reservations**  
The £1500 reservation fee is payable to the vendors Inny Vale Ltd. Exchange of contracts must take place 28 days from receipt of draft documentation.

**Tenure**  
Freehold. Subject to a management agreement to maintain external parts and grounds.

**Dimensions**  
Lounge/Diner 6.29m x 5.26m reducing to 2.2m (20' 6" x 17' 3" reducing to 7' 3")  
Kitchen 2.6m x 2.5m (8' 7" x 8' 3")  
Bedroom 3 3.4m x 2.79m (11' 2" x 9' 2")  
Wetroom  
Bedroom 1 4.0m x 5.2m (13' 1" x 17' 1") (sloping ceilings from 0m (0") to 3.1m (10' 2") at apex)  
Bedroom 2 4.5m x 2.77m (14' 9" x 9' 1") (sloping ceilings from 0m (0") to 2.6m (8' 7") at apex)  
All room sizes are approximate.

Cole Rayment & White

27B Market Place  
Camelford  
Cornwall  
01840 213333