

The Camellia Lodge

37' x 20' - 2 Bedroom

From **£99,995**



The Camellia Lodge is our top of the range lodge, located on the latest developed of Juliots Well and at over 37 feet long and twenty foot wide they offer the very best in luxury, comfort & style.

The Camellia Lodge has an outstanding range of extra's included to ensure anybody staying in these lodges want for nothing and with domestic double glazing & central heating throughout make them an ideal choice for year round family use!

- **Deluxe bathroom with full sized bath**
- **Double sprung sofa bed**
- **Fully fitted kitchen with integrated appliances (dishwasher, fridge & freezer)**
- **Separate dining room**
- **Large lounge with flat screen TV/ DVD player**



For more information please call Richard on

0845 833 8909



The Camellia Lodge Essential Information

Price: From £99,995

Licence Period: 55 years

Site Fees: £3,150 pa

Rates: £290 pa

Utilities: Metered

Fully Managed Subletting Scheme



Juliots Well offers a fully managed letting service that covers every aspect of renting out your holiday home.

We take care of all the marketing, cleaning, key handling and laundry of your home. We have kept our letting fees to a realistic level 25% + VAT to ensure our private home owners get the most from their investment.

We have put together a letting guide based on actual figures from 2010 owner letting accounts.



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The Camellia Lodge:

Letting revenue for the year: £27,747

Letting figures based on:

14x Mid week breaks

23x Weekend breaks

15x 1 week holidays

Site fees: £3150

Rates: £290

TV Licence: £75.00

Utilities: Are all individually metered. We would estimate a years usage for these services to be around £1,150 per annum

Each unit would need the normal safety inspection tests to be carried out for gas & electric each year £250

After taking all the letting costs into consideration your home would provide you with a revenue of £14,568 which would be paid direct into your bank account.



Juliots Well Holiday Park, Camelford, PL32 9RF

www.juliotswell.com