

# The Jasmine Lodge

32' x 12' - 2 Bedroom

From **£59,995**



This spacious pine lodge was purchased brand new in 2008, well designed & appointed throughout it comes fully furnished and equipped with everything needed to let out or for private use. The Jasmine Lodge also features central heating, double glazing throughout and comes complete with large decking and patio furniture.

- 2 bedrooms, one double one twin
- Large bathroom
- Lounge area with large flat screen TV with DVD and connection to freeview channels
- Separate dining area
- Fully fitted kitchen with integrated appliances, plus microwave & ironing board



For more information please call Richard on

**0845 833 8909**



## The Jasmine Lodge Essential Information

**Price:** From £59,995

**Licence Period:** 55 years

**Site Fees:** £2,760 pa

**Rates:** £250 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 Jasmine Lodge:

**Letting revenue for the year: £16,077.00**

### Letting figures based on:

- 14x Mid week breaks
- 23x Weekend breaks
- 15x 1 week holidays

**Site fees: £2,670.00**

**Rates: £250.00**

**TV Licence: £75.00**

**Utilities:** Are all individually metered. We would estimate a years usage for these services to be around £1,200 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 £7,000 which would be paid direct into your bank account.



Juliots Well Holiday Park, Camelford, PL32 9RF

[www.juliotswell.com](http://www.juliotswell.com)