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**Freehold : Council Tax Band B  
EPC Rating C**

**Broadmead, Callington**

**BELVOIR!**

**Guide price £325,000**



## Key Features

- > Four Bedroom Dormer Bungalow
- > Ample Off Road Parking
- > Larger Than Average Garage
- > Great Sized Enclosed Rear Garden
- > Contemporary Bathroom

A wonderful semi-detached four bedroom home on a generous corner plot!

This well presented dormer bungalow has two bedrooms and a toilet on each level and is favourably located near to Callington Community College & surrounding amenities.

Additional features include; a sweeping, brick-paved driveway with space for multiple vehicles, motorhomes or boats!

A larger than average detached garage/workshop with remote control door, a spacious and enclosed rear garden with lawn and patio areas, an attractive modern fitted kitchen/breakfast room, entrance porch with cupboard space, living room with fireplace and double doors leading into separate dining room.



A stylish and contemporary dual-aspect bathroom with corner bath and separate shower cubicle, WC upstairs, GCH, DG & more!

The room sizes are fantastic throughout this light and airy family home and viewings are most highly recommended!

Callington is a civil parish and town in east Cornwall, England, United Kingdom about 7 miles north of Saltash and 9 miles south of Launceston.[2]

The town is situated in east Cornwall between Dartmoor to the east and Bodmin Moor to the west. A former agricultural market town, it lies at the intersection of the south-north A388 Saltash to Launceston road and the east-west A390 Tavistock to Liskeard road.

Kit Hill is a mile north-east of the town and rises to 333 metres (1,093 ft) with views of Dartmoor, Bodmin Moor and the River Tamar.

The hamlets of Bowling Green, Kelly Bray, Frogwell and Downgate are in the parish.

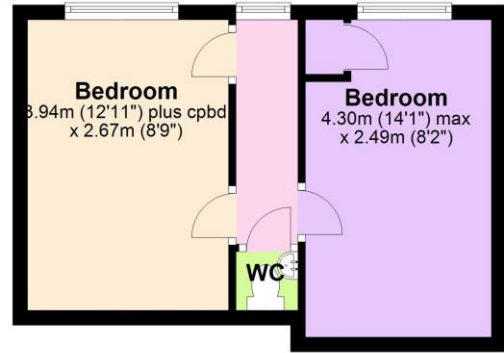
### Ground Floor

Approx. 71.6 sq. metres (771.0 sq. feet)



### First Floor

Approx. 25.3 sq. metres (272.3 sq. feet)



Total area: approx. 96.9 sq. metres (1043.3 sq. feet)

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>102 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	<b>69 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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