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Freehold : Council Tax Band C
EPC Rating E

Tavistock Road, Callington

BELVOIR!

Guide price £300,000



Key Features

- > Four Bedroom Detached Bungalow
- > Garage & Off Road Parking
- > Sunny South Facing Rear Garden
- > Generous Plot With Front Garden
- > Living Room

*** NO ONWARD CHAIN! ***

A superb, detached bungalow set on a generous plot with off road parking and a garage!

This lovely family home is light and airy throughout and conveniently located within walking distance to a local superstore, bus routes and amenities.

Additional features include; an enclosed sunny rear garden, living room, a great sized kitchen/diner with breakfast bar, a triple aspect double bedroom, a wet room, two further double bedrooms, a single bedroom, a family bathroom with white suite, a large front garden, driveway parking, GCH, DG & more!



This wonderful property offers something truly unique in the current marketplace and needs to be seen to be fully appreciated.

Call today to find out more!

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]

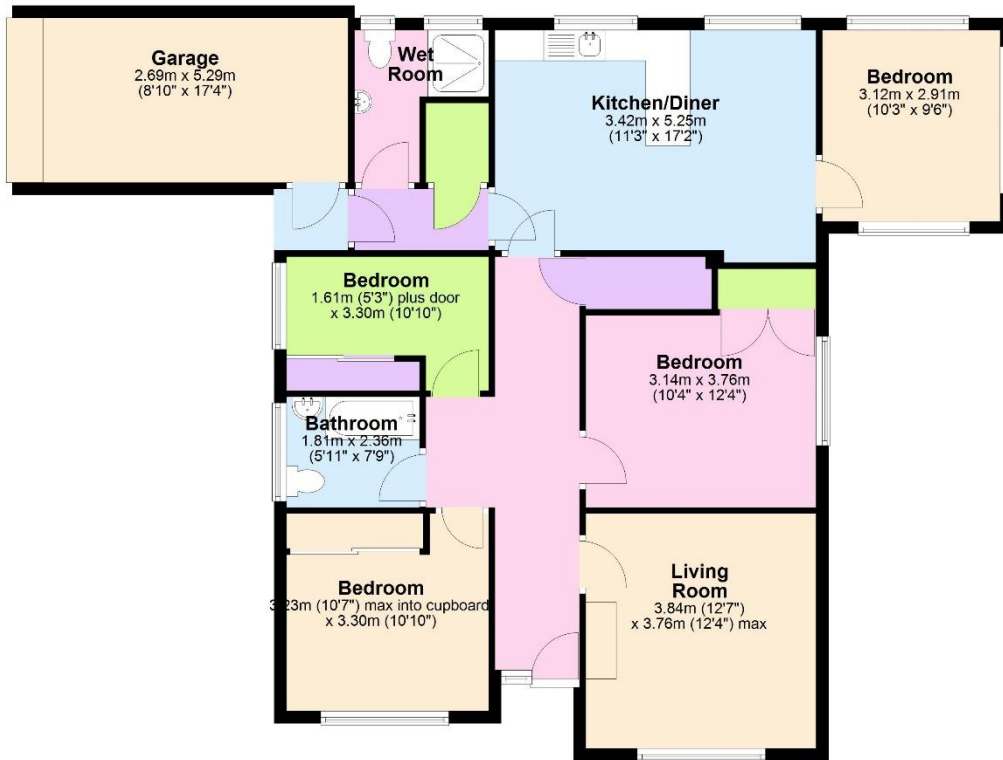
The town is situated in east Cornwall between Dartmoor to the east and Bodmin Moor to the west. A former agricultural market town, it lies at the intersection of the south-north A388 Saltash to Launceston road and the east-west A390 Tavistock to Liskeard road.

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.

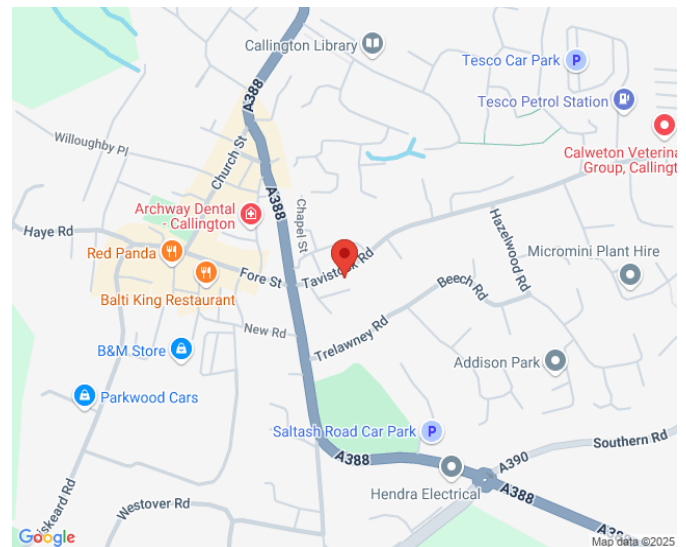
Ground Floor

Approx. 118.7 sq. metres (1277.6 sq. feet)



Total area: approx. 118.7 sq. metres (1277.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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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