



Guide Price £285,000 - Freehold  
Callington PL17 7DF

A detached house set in a generous sized plot enjoying countryside views from the rear and being close to the towns amenities and facilities. Brief accommodation comprises:- Hall, Good sized Lounge, Kitchen/Dining room and Side Porch on the ground floor. Landing, 3 Bedrooms to of which are doubles and Family Bathroom with separate Shower cubicle.

Outside wrought iron gates open to provide Ample Parking for numerous vehicles and there is an Open roof Car Port. The gardens are to three sides of the property and include lawns, flower and shrub beds, shed and have the advantage of being enclosed. A viewing is recommended.



**Situation:-**

Callington is a small town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant and Junior Schools, along with a Community College with an enviable reputation which specialises in Sports and Music. The town has a Tesco store, B&M, range of local shops, Doctors and Dentist surgeries and Bus Service. There are many recreational pursuits nearby that can be enjoyed.

**Hallway:- 5'8" (1.73m) x 4'1" (1.24m)**

uPVC double glazed door with inset glass detail, stairs rising to the first floor and access to the kitchen/dining room and lounge, radiator.

**Landing:- 9'5" (2.87m) x 5'10" (1.78m)**

From the ground floor staircase leads up to the Landing with access to the bedrooms and bathroom. uPVC double glazed window to the rear enjoying views across the surrounding countryside. Radiator, linen cupboard with ample storage space, loft access,

**Bedroom 1:- 14'1" (4.29m) x 10'9" (3.28m)**

Double bedroom being light and airy with uPVC double glazed windows to the front elevation, ample space for bedroom furniture, radiator, recess area ideal for dressing table and chair. Further enclosed UPVC double glazed window to the front.

**Bedroom 2:- 10'10" (3.3m) x 8'11" (2.72m)**

A double bedroom with uPVC double glazed window to the front and radiator.



**Lounge:- 10'11" (3.33m) x 17'0" (5.18m)**

A good size reception room with uPVC double glazed windows to the rear elevation enjoying views to the countryside and uPVC double glazed windows to the front elevation, radiator.

**Kitchen/Dining Room:- 10'9" (3.28m) x 17'1" (5.21m)**

Fitted with a range of wall and base units roll top work surfaces, pan drawers, under unit space for fridge and freezer, plumbing for washing machine, built in dishwasher. Space for cooker, stainless steel canopy over housing the extractor, stainless steel sink unit with one and half bowl and drainer. Cupboard housing the hot water and central heating boiler, part tiling to the walls, uPVC glazed window to the rear elevation overlooking the garden.

The Dining area has ample space for dining room table and chairs and further reception furniture. uPVC double glazed windows to the front elevation, radiator and useful under stairs storage cupboard. uPVC double glazed door with inset panels gives access to:-

**Side Porch:- 4'8" (1.42m) x 7'6" (2.29m)**

Space for tumble dryer or white goods, curtain enclosed cupboard with worktop surface over. uPVC double glazed windows to the side rear and front elevation and uPVC double glazed door giving access to the side of the property, power and light.

**Bedroom 3:- 7'8" (2.34m) x 7'9" (2.36m)**

uPVC double glazed window to the rear elevation enjoying countryside views and radiator.

**Bathroom:- 7'5" (2.26m) x 5'10" (1.78m)**

Comprising of low level WC, wash hand basin, bath, separate shower cubicle with tray, bar shower and enclosing glass door. Extractor, tiling to the walls. UPVC double glazed frosted window to the rear elevation and wall mounted heated towel rail..

**Outside**

To the front there are wrought iron entrance gates and parking area to the front. There is a gravelled driveway with flower and shrub beds which leads down to the front entrance door. To the left hand side of the property there is an open roofed car port and to the right hand side there is a paved drying area. A gateway opens to the side garden and steps lead up to the side porch. The garden is laid to lawn and leads around to the rear, where the main garden again is a lawn, with flower and shrub beds, enclosed with walling and garden fencing. Garden shed.

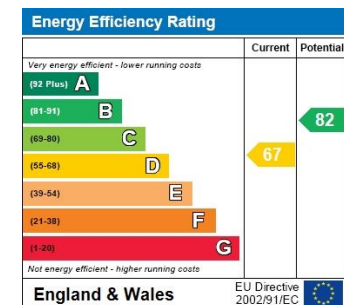
**Services:-**

Gas, electric, water and drainage.

**Council Tax:-**

According to Cornwall council the council tax band is D.





AGENTS Note:-  
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.  
 Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.  
 Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
 Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.  
 THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN