



Guide Price £299,950 - Freehold
Narborough, Tors View Close, Callington PL17 7DY

DETACHED DORMER BUNGALOW WITH STILL WITH SCOPE FOR FURTHER IMPROVEMENT Situated in a favoured location with spacious and light rooms including 3 DOUBLE Bedrooms. Brief versatile accommodation comprises:- Hall, Lounge with feature fireplace, Reception/Bedroom 2, Bedroom 3, recently refurbished Shower Room and Kitchen on the ground floor. Bedroom 1 and replacement Bathroom on the first floor.

Outside being a sited on a corner plot there are Large Gardens, Garage and ample Parking. There is double glazing, central heating and the property is being sold with NO ONWARD CHAIN.



Situation:-

Callington is a town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 15 miles from the heart of 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 and a range of local shops in Fore Street, doctors and dentist surgeries and regular bus services.

Hallway:-

Double glazed door with inset glass panel, stairs rising to the first floor. Large under stairs storage cupboard, radiator.

First Floor:-

From the ground floor staircase leads up to the first floor and landing, double glazed window to the rear elevation.

Bedroom 1:- 12'7" (3.84m) x 13'8" (4.17m)

Double bedroom having double glazed window to the front elevation, radiator.

Bathroom:- 5'10" (1.78m) x 3'10" (1.17m)

Suite comprising of low level WC, bath and heated towel rail.



Lounge:- 12'9" (3.89m) x 13'1" (3.99m)

Good sized reception room with double glazed bay window to the front elevation, radiator, tiled fireplace and recessed area to either side of the chimney breast.

Reception/Bedroom 2:- 12'10" (3.91m) x 13'2" (4.01m)

Versatile room with double glazed windows to the front elevation, radiator.

Bedroom 3:- 12'10" (3.91m) x 11'2" (3.4m)

Double bedroom having double glazed windows to the side and front elevation, radiator.

Shower room:- 5'5" (1.65m) x 5'10" (1.78m)

Replacement suite comprising of low level WC, wash hand basin, over sized shower cubicle housing the electric wall mounted shower with tray, screen and door, part tiling to the walls. Double glazed frosted window to the rear elevation, radiator.

Boiler Room:- 2'10" (0.86m) x 5'4" (1.63m)

Housing the wall mounted central heating and hot water boiler, double glazed window to the rear.

Kitchen:- 9'3" (2.82m) x 11'1" (3.38m)

Replacement kitchen with fitted with a range of base units, drawer space, work top surfaces, double glazed windows to the rear and side elevations. Built in 4 ring gas hob with a single oven beneath. Part tiling to the walls and double glazed door giving access to the rear, sink unit with drainer.

Outside:-

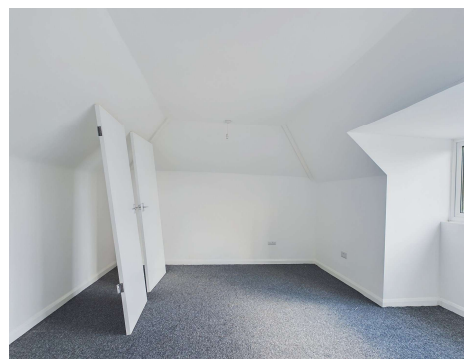
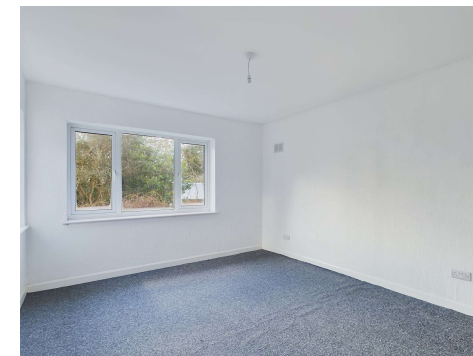
The property is approached an opening that leads the driveway with parking facilities. The walled front garden is uncultivated and can be adapted for individual usage. Side garden with paving. The rear garden is uncultivated which can be adapted for individual requirements is larger than average and has many possibilities. There are trees, gravel finished sections and fencing. Detached Garage.

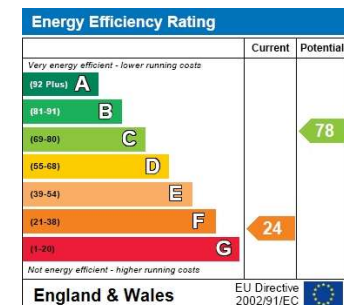
Services:-

Gas, water, electric and drainage.

Council Tax Band:-

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