



Guide Price £210,000 - Freehold  
Kelly Bray, Callington PL17 8GL

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ESTATE AGENTS



A modern semi detached house situated on a popular development set in the Village of Kelly Bray. Brief accommodation comprises:- Hall, Lounge, Kitchen/Dining room, Inner Hall and Cloakroom on the ground floor. Landing, 2 Bedrooms and Bathroom on the first floor. The accommodation is Very nicely presented and you could literally just place your furniture in each room.

Outside there is a paved driveway, attractive Gardens, the rear being enclosed and includes paved patio terraces ideal for outside dining and entertaining. There is Gas central heating and uPVC double glazing and a Viewing is Recommended. The property would make an ideal First Time Purchase.

#### Situation:-

Kelly Bray is on the outskirts of Callington Town, amenities include public house, bus stop, post office and general store, more comprehensive amenities can be found in Callington. Callington town is located on the A388 between Saltash and Launceston and served with local amenities ranging from shops, public houses, places of worship. Callington has a bus link to Plymouth where there is a mainline railway station.

#### Hall:- 4'5" (1.35m) x 4'3" (1.3m)

Upvc double glazed entrance door with inset frosted glass detail, stairs rising to the first floor, radiator, consumer box.

#### Landing:- 4'2" (1.27m) x 3'4" (1.02m)

From the first floor landing access to the bedrooms and bathroom, loft access with ladder. Upvc double glazed window to the side elevation.

#### Bedroom 1:- 10'0" (3.05m) x 10'8" (3.25m)

Double bedroom with Upvc double glazed windows to the front elevation having nearby and far reaching countryside views. Radiator, walk in wardrobe with hanging rails, shelving and storage space. Airing cupboard housing the central heating and hot water boiler and shelving.

#### Bedroom 2:- 10'8" (3.25m) x 7'3" (2.21m)

Upvc double glazed window to the rear elevation overlooking the garden, radiator.





**Lounge:- 12'4" (3.76m) x 10'7" (3.23m)**

Room for reception furniture, Upvc double glazed windows to the front elevation, under stairs storage cupboard, radiator, internal door to:-

**Kitchen/Dining room:- 8'2" (2.49m) x 14'1" (4.29m)**

Fitted with a range of high gloss wall and base units, roll top work surfaces with matching up stands, under unit space for fridge and freezer, space for cooker and plumbing and space for washing machine. Stainless steel sink unit with drainer and tap over, drawer space, Upvc double glazed window to the rear elevation.

Part tiling to the walls, area suitable for small dining room table and chairs, radiator. Internal door to:-

**Rear Hall:- 3'10" (1.17m) x 4'10" (1.47m)**

Upvc double glazed door with a glass panel giving access to the rear garden, internal door to the:-

**Cloakroom:- 3'2" (0.97m) x 4'10" (1.47m)**

Comprising of low level WC, vanity unit incorporating the modern wash hand basin with cabinets below, radiator, Upvc double glazed frosted window to the side elevation.

**Bathroom:- 6'1" (1.85m) x 6'6" (1.98m)**

Vanity unit incorporating the wash hand basin with cabinets below, encased system low level wc, shaped bath with electric shower over, aqua waterproof wall covering, radiator, shaver point. Upvc double glazed window with frosted glass to the rear elevation.

**Outside:-**

To the front there is a driveway suitable for one vehicle, paved pathway gives access to the side and gate which opens to the rear garden. The front garden is stocked with shrubs and there is a small lawn section.

To the rear, there is a paved patio and terrace ideal for outside furniture and al fresco dining. Outside tap, open channel water flow, lawned section and further area with artificial grass. The garden is enclosed with garden fencing and has an enclosing gate.

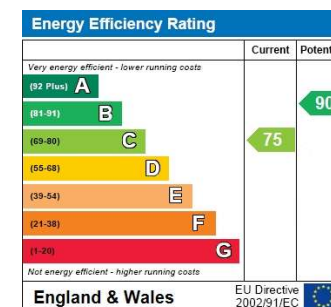
**Services:-**

Electricity, water, drainage and gas.

**Council Tax:-**

According to Cornwall Council the council tax band is B.





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.

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