



Guide Price £220,000 - Freehold  
Callington PL17 7DE

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ESTATE AGENTS



A well presented semi detached bungalow situated within a sought after area of Callington within reach of amenities and facilities. Brief accommodation comprises:- Porch/Hall, Lounge with feature fireplace, Kitchen with some built in appliances, Dining Room/Study, Conservatory, 2 Double Bedrooms and Shower Room.

Outside there are Low maintenance gardens and ample parking. The property benefits from gas central heating and uPVC double glazing. Countryside views can be enjoyed. Viewing is recommended.

NO ONWARD CHAIN.



#### Situation:-

The Cornish town of Callington is situated in the heart of South East Cornwall approximately ten miles distant from the City of Plymouth. There are a selection of shops including individual, B&M and Tesco. The town has the advantage of Infant and Junior schools, together with a Community College with an enviable reputation which specialises in Sport and Music. There are further amenities and facilities including doctors, dentist, cafes, public houses, bank, post office and a regular bus service. Recreational pursuits can be found within a short distance away including the Tamar Valley an area of outstanding natural beauty, countryside and river walks, places of historical interest and St Mellion international resort.

#### Kitchen:- 8'0" (2.44m) x 8'6" (2.59m)

Fitted with a range of modern wall and base units, work top surfaces, stainless steel sink unit with drainer, space and plumbing for dishwasher. Built in electric hob with extractor hood above, built in electric oven, tiling, uPVC double glazed window to the rear overlooking the garden.

#### Dining Room:- 18'3" (5.56m) x 7'9" (2.36m)

A good sized reception room that can be utilised for individual preferences. uPVC double glazed door to the front elevation and matching side windows. Radiator, cupboard, uPVC double glazed door to the rear elevation. Doors to a utility cupboard which has space and plumbing for washing machine and tumble dryer.



**Porch/Hallway:- 3'2" (0.97m) x 5'11" (1.8m)**

Entrance door, uPVC double glazed window to the front elevation, radiator. Access to the Lounge and Bedroom two, cupboard housing the central heating and hot water boiler.

**Bedroom 2:- 9'1" (2.77m) x 8'8" (2.64m)**

Double bedroom having uPVC double glazed window to the side elevation, cupboard and radiator.

**Lounge:- 16'4" (4.98m) x 11'5" (3.48m)**

The main feature of this room is the fireplace with the cast iron log burner effect gas fire with surround and wooden mantel over, radiator. uPVC double glazed window to the front elevation with distant countryside views.

**Inner Hallway:- 6'2" (1.88m) x 2'9" (0.84m)**

Opening to Kitchen and access to Bedroom one and the Shower room.

**Bedroom One:- 11'1" (3.38m) x 11'6" (3.51m)**

Double Bedroom having sliding patio doors giving access to the Conservatory and radiator.

**Conservatory:- 8'1" (2.46m) x 10'2" (3.1m)**

To the rear of the property having sliding patio doors and uPVC double glazed windows to the side elevations.

**Shower Room:- 6'5" (1.96m) x 5'5" (1.65m)**

Low level WC, Walk in Shower cubicle with glass sliding doors housing the shower, pedestal wash hand basin, tiling to the walls and the floor. uPVC double glazed window to the side elevation and ladder radiator.

**Outside:-**

To the front there is a paved driveway which leads up to the entrance and dining room. Outside lighting. The front garden is mainly laid to stoned chipped areas which flowers and shrubs. To the rear there is a low maintenance garden mainly laid to patio ideal for alfresco dining/entertaining. The garden is enclosed with walling and fencing. Outside tap and lighting.

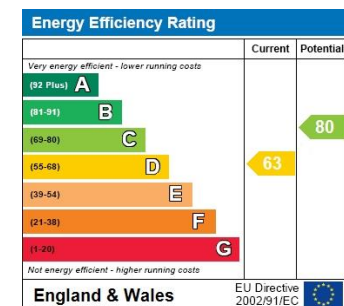
**Services:-**

All mains services are connected.

**Council Tax:-**

The Council Tax Band for this property is Band 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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