



Guide Price £440,000 - Freehold
23, Lansdowne Road, Callington PL17 7HB

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ESTATE AGENTS

A good sized detached house situated in the ever sought after district of Westover/Lansdowne which would make a lovely home for a variety of buyers. Brief accommodation comprises:- Porch, Hall, Cloakroom, Lounge, Dining room, Conservatory, Kitchen, Breakfast room and Side Porch on the ground floor. Landing, 4 Bedrooms (3 DOUBLE) and Bathroom on the first floor.

Outside there are attractive level sited Large Gardens, Garage and additional Parking. A viewing is highly recommended for the property to be appreciated.



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 and a good range of local shops in Fore Street. A former mining area, the housing is a mix of older cottages with newer homes on the outskirts of the town.

uPVC double glazed entrance door with glass detail opens to:-

Porch:- 9'10" (3m) x 4'7" (1.4m)

With encased large picture windows, exposed slate walling and tiled flooring. uPVC double glazed internal door with leaf design, glass panels and matching side panel gives access to:-

Hall:- 13'7" (4.14m) x 5'5" (1.65m)

Radiator, stairs rising to the first floor, cloaks storage cupboard with hanging rail and shelving and cupboard above.

Landing:- 5'11" (1.8m) x 10'0" (3.05m)

uPVC double glazed window to the side elevation, cupboard housing the central heating and hot water boiler. There is a loft access with ladder giving access to a boarded loft area which could be utilised for individual requirements and could be further developed subject to the necessary consents and has power and light.

Bedroom 1:- 11'11" (3.63m) x 12'8" (3.86m)

Double bedroom having uPVC double glazed windows to the front elevation with views across surrounding countryside and Kit Hill. Range of mirror fronted wardrobes with hanging rails and shelving.

Bedroom 2:- 11'8" (3.56m) x 11'11" (3.63m)

Double bedroom having uPVC double glazed window to the rear elevation overlooking the garden, radiator.

Bedroom 3:- 8'9" (2.67m) x 14'3" (4.34m)

Double bedroom with uPVC double glazed window to the front elevation, again the views across to Kit Hill, radiator.



Cloakroom:- 5'10" (1.78m) x 2'7" (0.79m)

Low level WC, vanity unit incorporating the wash hand basin, part tiling to the walls. uPVC double glazed leaf design frosted glass window to the side elevation. Recessed storage area, electric heater.

Lounge:- 23'11" (7.29m) x 11'9" (3.58m)

A nice and spacious, light and airy room having the main feature as a slate fireplace with wooden mantels and displaying niches with coal effect electric fire. Ample room for reception furniture, uPVC double glazed windows to the front and side elevation radiators. French doors with side panels then give access to:-

Dining room:- 11'7" (3.53m) x 11'9" (3.58m)

Space for dining room table and chairs and further reception furniture. Radiator, door to the kitchen. Sliding uPVC double glazed doors lead through to:-

Conservatory:- 8'7" (2.62m) x 12'4" (3.76m)

Reinforced anti glare roofing, opening and closing uPVC double glazed windows and uPVC door to the side giving access to the rear garden.

Kitchen:- 11'8" (3.56m) x 15'0" (4.57m)

Fitted with a range of wall and base units, roll top work surfaces, drawer space. Built in dishwasher, space and plumbing for washing machine, under unit space for fridge and freezer, eye level double oven/ grill. Ceramic hob with a stainless steel canopy above incorporating the extractors, part tiling to the walls, uPVC double glazed window overlooking the rear garden. Opening through to:-

Breakfast room:- 8'5" (2.57m) x 15'0" (4.57m)

Room for dining/reception furniture, radiator. Storage cupboard with hanging, with shelving.

Side Porch:- 5'9" (1.75m) x 2'8" (0.81m)

uPVC double glazed and windows and door, power.

Bedroom 4:- 11'8" (3.56m) x 15'0" (4.57m)

Fitted with a range of bedroom furniture, including wardrobes and over recess cupboards. Radiator, uPVC double glazed window to the rear elevation.

Bathroom:- 8'5" (2.57m) x 6'0" (1.83m)

Modern suite comprising of low level WC, vanity unit including the wash hand basin, bath. Part tiling to the walls, radiator.

Outside:-

Outside to the front the property is approached via double wrought iron gates that give access to the paved driveway suitable for two to three vehicles, which leads up to the garage. The front garden has a lawn and flowers and shrubs. Pathways to each side of the property then lead round to the rear. The rear garden has a large lawned section with central patio. There are mature shrubs, feature garden pond, shed and the garden is enclosed with fencing.

Garage:- 17'1" (5.21m) x 8'5" (2.57m)

Up/over the door, power and light.

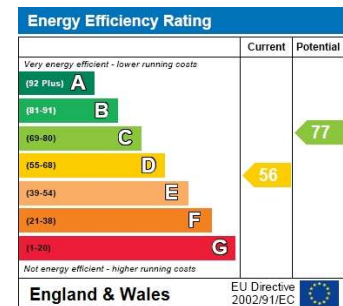
Services:-

Electricity, water, drainage and gas.

Council Tax:-

According to Cornwall council the council tax band is E.





AGENTS Note:-
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 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.
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 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