



Guide Price £205,000 - Freehold  
Callington PL17 7BX

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ESTATE AGENTS



A refurbished and greatly improved semi detached house with not one but 2 Reception rooms including a spacious Lounge/Dining room and a Study/Reception, modern upgraded Kitchen with built in appliances on the ground floor. On the first floor the Landing, Bathroom which has been completed refitted and 3 Bedrooms (2 doubles) can be found. Replacement gas central heating boiler, feature radiators, uPVC double glazing, partial re-wire, replacement consumer unit and internal decoration throughout.

Outside there are attractive gardens to the front and rear. There is on street parking but a number of properties in the vicinity have obtained the necessary permissions to create off street parking bays. A viewing is recommended.



#### **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, Dentist and Bus services.

#### **Porch:- 5'6" (1.68m) x 4'0" (1.22m)**

uPVC double glazed door with glass detail, uPVC double glazed windows, wood effect porcelain tiled flooring. uPVC double glazed door with glass detail opens to:-

#### **Landing:- 7'5" (2.26m) x 6'1" (1.85m)**

With access to the Bedrooms and Bathroom, loft access, uPVC double glazed window to the side elevation.

#### **Bedroom 1:- 11'3" (3.43m) x 12'0" (3.66m)**

Large double bedroom with new designer radiator, uPVC double glazed windows to the rear overlooking the garden. Recessed area suitable for wardrobes.

#### **Bedroom 2:- 9'11" (3.02m) x 7'0" (2.13m) Max**

Double bedroom with uPVC double glazed windows to the front elevation, new designer radiator.

#### **Bedroom 3:- 6'7" (2.01m) Max x 10'8" (3.25m) Max**

uPVC double glazed window to the front elevation, new designer radiator, cupboard housing the central heating and water boiler.



**Hallway:-** 11'6" (3.51m) x 6'1" (1.85m) Max  
Stairs rising to the first floor and new designer radiator, wood effect porcelain tiled flooring.

**Reception/Study:-** 9'11" (3.02m) x 11'4" (3.45m)

The main feature of this room is the ornate fireplace, recess areas to either side, uPVC double glazed windows to the front elevation, new designer radiator.

**Lounge/Dining room:-** 9'10" (3m) x 17'10" (5.44m)

A spacious room having ample space for reception and dining room furniture, recess, new designer radiator, uPVC double glazed window to the rear elevation. Utility cupboard with plumbing and space for washing machine and tumble dryer above. Opening giving access to:-

**Kitchen:-** 10'2" (3.1m) x 6'8" (2.03m)

Fitted with a range of modern wall and base units, detailed handles, marble effect square edge work top surfaces, space saving pull out cabinets, slimline dishwasher, fridge and freezer. Four ring ceramic electric hob with canopy above incorporating the extractor, sink unit with drainer and swan neck tap over. Eye level oven with microwave above, uPVC double glazed windows to the front elevation. uPVC double glazed door giving access to the rear, tiling to the floor and loft access.

**Bathroom:-** 6'10" (2.08m) x 5'6" (1.68m)

Suite comprising of shaped bath with tap, bar shower with two shower head including a overhead rainfall shower. Round ceramic sink bowl mounted on wood-effect vanity unit with two drawers. Low level WC, Upvc double glazed window to the side and new designer towel radiator.

**Outside:-**

To the front the property is approached via a pathway. The front garden has a lawned section, tree and attractive flower and shrub beds. There is also access to the rear via a gateway. The rear garden has a pathway and steps lead up to the main garden which has a lawn, good sized decked area ideal for outside dining/entertaining. The garden is enclosed with fencing and walling.

**Services:-**

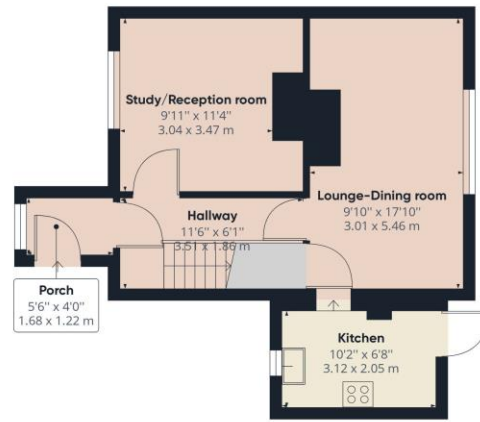
Gas, electric, water and drainage.

**Council tax:-**

According to Cornwall Council website the band is B.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
827.31 ft<sup>2</sup>  
76.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.  
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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