



Guide Price £180,000 - Freehold
Kelly Bray PL17 8QT

Modern terraced house situated in a small development within the village of Kelly Bray close to amenities. Brief accommodation comprises:- Hall, Cloakroom, Lounge, Kitchen/Dining room on the ground floor. Landing, 3 Bedrooms and Bathroom on the first floor.

Outside there are front and rear Gardens and Parking for one vehicle. The property has Gas central heating and uPVC double glazing and would make an ideal first time purchase. BEING SOLD WITH NO ONWARD CHAIN.



Situation:-

Kelly Bray is a village in east Cornwall situated one mile north of the town of Callington. The village has a post office/general store, pub, and is close to the very popular Engine House restaurant situated on Florence Road. Callington itself has a selection of shops including Tesco, B&M, Spar and independent traders. There is a primary school and college, health centre, bowling green and cricket ground. The village is on a main bus route that links Launceston to the north, Saltash to the south and the city of Plymouth beyond.

Hall:- 5'3" (1.6m) x 3'0" (0.91m)

Upvc double glazed front door with leaf design glass detail, radiator, consumer box, access to the lounge and cloakroom.

Landing:-

First floor landing giving access to the bedrooms and bathroom

Bedroom 1:- 10'0" (3.05m) x 8'7" (2.62m)

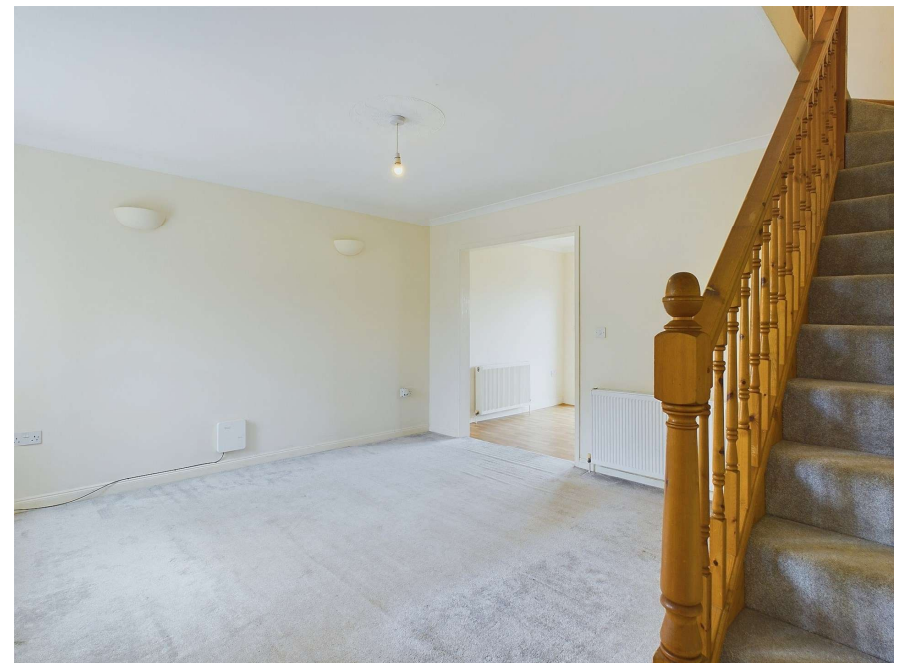
Double bedroom having wardrobes with shelving and storage space. Upvc double glazed window to the front elevation, radiator.

Bedroom 2:- 8'8" (2.64m) x 8'8" (2.64m)

Double bedroom with Upvc double glazed windows to the rear elevation with countryside views, radiator.

Bedroom 3:- 8'3" (2.51m) x 5'6" (1.68m)

Upvc double glazed window to the front elevation, radiator, open cupboard space over the stairs.



Cloakroom:- 5'4" (1.63m) x 3'2" (0.97m)

Comprising of low level WC, wash hand basin with tiled splashback, radiator. Upvc double glazed with frosted glass and leaf design to the front elevation.

Lounge:- 12'5" (3.78m) x 14'5" (4.39m)

With stairs rising to the first floor, under stairs storage cupboard, radiator. Upvc double glazed window to the front elevation, archway through to:-.

Kitchen/Dining Room:- 8'4" (2.54m) x 14'5" (4.39m)

Fitted with a range of wall and base units, roll top work surfaces, induction hob with oven/grill beneath and extractor above, stainless steel sink unit with drainer and tap over. Upvc double glazed window to the rear elevation over looking the garden, drawer space, cupboard housing the central heating and hot water boiler. French doors giving access to the rear garden and area suitable for dining room table and chairs, part tiling to the walls, radiator.

Bathroom:- 6'7" (2.01m) x 5'6" (1.68m)

Comprising of a low level WC, wash hand basin with a tiled splashback, bath with a Mira shower over, radiator. Upvc double glazed frosted glass window to the rear elevation. Part tiling to the walls.

Outside:-

To the front there is parking for one vehicle and a small lawned section. To the rear the garden is laid to lawn and enclosed with fencing, there is a side gate giving access to the front. There is also a further parking space near to the property.

Services:-

Electricity, gas, water and drainage.

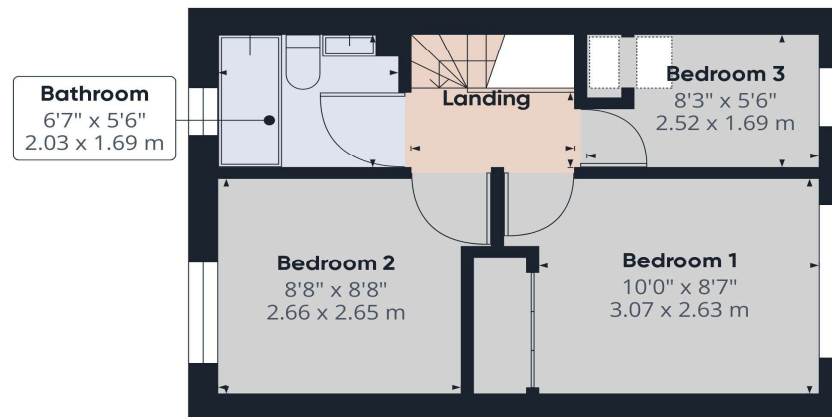
Council Tax:-

According to Cornwall council the council tax band is B.





Floor 0



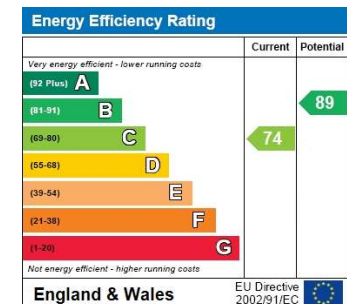
Floor 1

Approximate total area⁽¹⁾
618.51 ft²
57.46 m²

(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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