



Guide Price £240,000 - Freehold
Callington PL17 8DZ

A modern semi detached house situated in a tucked away location within reach of local amenities. Brief accommodation comprises:- Hall, Cloakroom, good sized Kitchen/Breakfast room, light and airy Lounge/Dining room, 3 Bedrooms, En suite to Bedroom 1 and Bathroom.

Outside there is Parking for 4 vehicles, Car Port, Shed and front and rear Gardens. The property has uPVC double glazing and Gas central heating. Countryside views can be enjoyed from the rear elevation across to Caradon.



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, a range of local shops in Fore Street, doctors and dentist surgeries, regular bus service and a range of recreational pursuits.

Hallway:-

uPVC double glazed entrance door with inset stained glass detail, stairs rising to the first floor, access into the kitchen/breakfast room, lounge/dining room and cloakroom. Under stairs storage cupboard with shelving.

Bedroom 1:- 14'0" (4.27m) x 7'8" (2.34m)

A good sized double bedroom, wardrobes with hanging rails, storage space and shelving, radiator, uPVC double glazed windows to the front elevation. Internal door to:-

En suite:- 7'0" (2.13m) x 5'3" (1.6m)

Comprising of low level WC, shaped wash hand basin with tiled splashback and swan neck tap over, oversized walk in shower cubicle housing the shower and shower head and tray and the walls in the shower cubicle are tiled. Heated towel rail, wall mounted cabinets, bathroom cabinet, uPVC double glazed frosted window to the front elevation.



uPVC double glazed window to the side elevation, radiator.

Cloakroom:- 3'0" (0.91m) x 4'10" (1.47m)

Comprising of low level WC, wash hand basin with tiled splash back, heated towel rail, shelving and extractor.

Kitchen/Breakfast room:- 16'0" (4.88m) x 7'10" (2.39m)

Fitted with a range of wall and base units, roll top work surfaces, sink unit with one and half bowl and drainer with a swan neck tap over, glass display cabinet, under unit lighting. Five ring gas hob with electric oven/ grill beneath, a stainless steel canopy above incorporating the extractor, stainless steel splash back. Part tiling to the walls, uPVC double glazed window to the front elevation. Built in full size dishwasher, drawer space, under stairs storage cupboard with space and plumbing for washing machine, radiator, space for oversized fridge/freezer, internal door to:-

Lounge/Dining room:- 13'0" (3.96m) x 16'7" (5.05m)

A light and spacious room having ample room for reception furniture, uPVC double glazed sliding patio doors give access to the rear, particularly enjoy country side views across to Caradon. Radiator, internal door with inset glass detail to the hallway, shelving.

Landing:-

Access through to the bedrooms and family bathroom, loft access.

Bedroom 2:- 10'0" (3.05m) x 8'7" (2.62m)

Double bedroom having uPVC double glazed windows to the rear elevation, particularly enjoying views across surrounding and far reaching countryside, radiator, wardrobe space.

Bedroom 3:- 10'0" (3.05m) x 7'8" (2.34m)

uPVC double glazed windows to the rear again enjoying the views, radiator, wardrobes with hanging rails and storage space.

Bathroom:- 9'0" (2.74m) x 5'2" (1.57m)

Suite comprising of low level WC, wash hand basin with a swan neck tap over, shaped bath with shower and head above. Part tiling to the walls, heated towel rail, cupboard with shelving, uPVC double glazed frosted window to the side elevation. Extractor.

Outside:-

To the front there is a Cornish walled garden with an opening to the driveway. Pathway and step lead up to the front entrance and there is a gravel finished section. Parking for three/four vehicles via the driveway. Car Port (which can be removed in more garden space is required) and garden shed ideal for storage purposes. To the rear there is a decked garden which is enclosed with garden fencing has an artificial lawned area with top soil underneath.

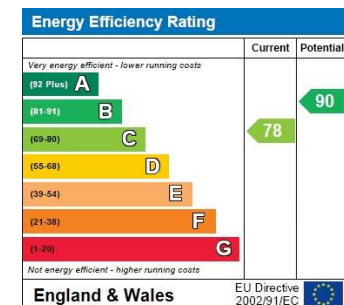
Services:-

Electric, gas, water and drainage.

Council Tax:-

According to Cornwall Council the council





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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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