



Guide Price £390,000 - Freehold
Callington PL17 7DW

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ESTATE AGENTS

Deceptively spacious detached bungalow situated in a cul de sac location on the fringes of Callington. Brief accommodation comprises:- Hall, Kitchen/Dining room, Conservatory, generously sized Lounge with feature fireplace, 2 large DOUBLE Bedrooms and Bathroom including a separate shower cubicle.

Outside the property is approached via a driveway and there is ample Parking for numerous vehicles as well as a Detached Garage with power and light. The gardens envelope the bungalow and are private. Views across to Kit Hill and countryside can be enjoyed and the property has Double glazing and is warmed via Gas central heating. Being a bungalow the accommodation is versatile and can be adapted for individual requirements or preferences. There is also the possibility of further development within the roof space subject to the necessary planning consents.

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 and dentist surgeries and regular bus services.

Hall:- 22'0" (6.71m) x 5'10" (1.78m)

uPVC double glazed door and matching side panel with leaf design glass detail, loft access, radiator, access through to the bedrooms, bathroom, lounge and kitchen. Airing cupboard with radiator, shelving and storage space, a further cupboard with shelving.

Kitchen/Dining room:- 16'4" (4.98m) x 13'7" (4.14m)

Fitted range of wall and base units, roll top work surfaces, stainless steel sink and drainer, space for upright fridge/freezer, drawer space and space for cooker with a stainless steel canopy above housing the extractor. Wall mounted Valiant central heating and hot water boiler, part tiling to the walls. uPVC double glazed window to the front elevation overlooking the entrance. Radiator, area suitable for dining room table and chairs. Space and plumbing for washing machine. uPVC double glazed door with leaf design glass detail to:-

Conservatory:- 17'5" (5.31m) x 7'0" (2.13m)

Ample room for furniture, tiling to the floor, radiator, uPVC double glazed opening and enclosed windows, reinforced glass roofing.



Bedroom 1:- 14'6" (4.42m) x 14'0" (4.27m)

Large double bedroom with uPVC double glazed windows to the front elevation and radiator.

Lounge:- 20'5" (6.22m) x 14'5" (4.39m)

Large and spacious room having the main feature as the slate and brick fireplace, set on a hearth with a living flame coal effect gas fire and wooden mantle. uPVC double glazed window to the side elevation enjoying views across to Kit Hill. uPVC double window to the rear elevation enjoying views across to countryside, radiator.

Bathroom:- 9'5" (2.87m) x 8'0" (2.44m)

Suite comprising of low level WC, wash hand basin, bath, separate shower cubicle, with tray, enclosing door and shower unit. Tiling to the walls, wall mounted heater, radiator, part tiling to the walls.

Bedroom 2:- 15'2" (4.62m) x 11'2" (3.4m)

Large double bedroom with uPVC double glazed window to the rear elevation overlooking the garden and countryside views, radiator.

uPVC double glazed door giving access to the front.

Outside:-

To the front there is a driveway which leads down to the main parking area suitable for numerous vehicles. Pathway leading around to the side and then to the rear garden with walling, flowers and shrubs. The rear garden includes a lawn, pathways, patio area, vegetable garden, compost area, Cornish walling, natural hedging, flowers and shrubs. Views across to Kit Hill can be seen.

Garage:- 13'8" (4.17m) x 15'11" (4.85m)

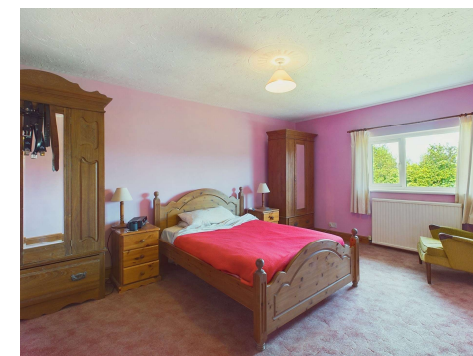
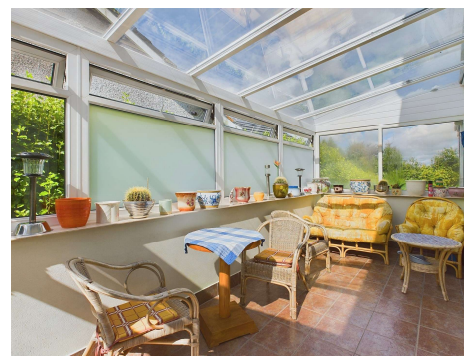
Entrance door, power and light.

Services:-

Gas, electric, water and drainage.

Council tax:-

According to Cornwall Council the council tax band is E.





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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