



Guide Price £259,500 - Freehold
Callington PL17 7EA

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ESTATE AGENTS

A good sized semi detached house situated in a non traffic location making it an ideal choice for a variety of buyers. Brief accommodation comprises:- Hall, Lounge with feature fire, Dining room, Kitchen and Conservatory on the ground floor. Landing, 3 Bedrooms (2 double) and Bathroom on the first floor.

Outside there is a Garage and corner plot sized Gardens on three sides of the property. There is Gas central heating and Double glazing. Great location for local amenities.



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. There are a number of recreational pursuits nearby for all the family to enjoy.

Hallway:-

Front entrance door with intricate detail and frosted glass side panels, stairs rising to the first floor, radiator, access through to the kitchen and the Lounge. Storage cupboard including a uPVC double glazed window to the side elevation.

Landing:-

From the ground floor staircase leads to the first floor and landing with access through to the bedrooms and family bathroom, radiator, uPVC double glazed window to the side elevation, loft access with ladder.

Bedroom 1:- 10'5" (3.18m) x 10'11" (3.33m)

Double bedroom having uPVC double glazed window to the front elevation, radiator.

Bedroom 2:- 8'4" (2.54m) x 12'9" (3.89m)

Double bedroom, uPVC double glazed window to the rear elevation and radiator.

Bedroom 3:- 7'4" (2.24m) x 7'8" (2.34m)

uPVC double glazed window to the front elevation, tall cupboard with shelving and storage space, radiator.



Lounge/Dining room:- 21'11" (6.68m) x 12'2" (3.71m)

Lounge - The main feature of this room is the inset living flame remote controlled electric fire, display niches, uPVC double glazed window to the front elevation, radiator.

Dining area - Space for dining room table and chairs and reception furniture, uPVC double glazed French doors giving access to the rear and radiator.

Kitchen:- 8'3" (2.51m) x 8'9" (2.67m)

Fitted with a range of wall and base units, roll top work surfaces, 4 ring electric hob with an oven beneath and a stainless steel and glass finish canopy above incorporating the extractor. Stainless steel splashback, part tiling to the walls, recessed area with space for over sized fridge/freezer, under unit plumbing and space for a slimline dishwasher. Storage cupboards, stainless steel sink unit with swan necked tap over and drainer. uPVC double glazed windows looking through into the conservatory. uPVC double glazed door with inset glass panels gives access to the:-

Conservatory:- 7'0" (2.13m) x 9'3" (2.82m)

uPVC double glazed encased and opening windows, uPVC double glazed French doors gives access to the rear. Glass roofing, plumbing for washing machine and space for tumble dryer.

Bathroom:- 5'4" (1.63m) x 8'11" (2.72m)

Suite comprising of bath, vanity unit including encased system low level WC, drawer space and cabinets, wash hand basin with splashback. Ladder radiator, separate shower cubicle housing the electric Mira shower, tray, waterproof wall covering with enclosing doors and screen, extractor, uPVC double glazed frosted window to the rear elevation and part tiling.

Garage:-

A short distance from the property within a nearby block.

Outside:-

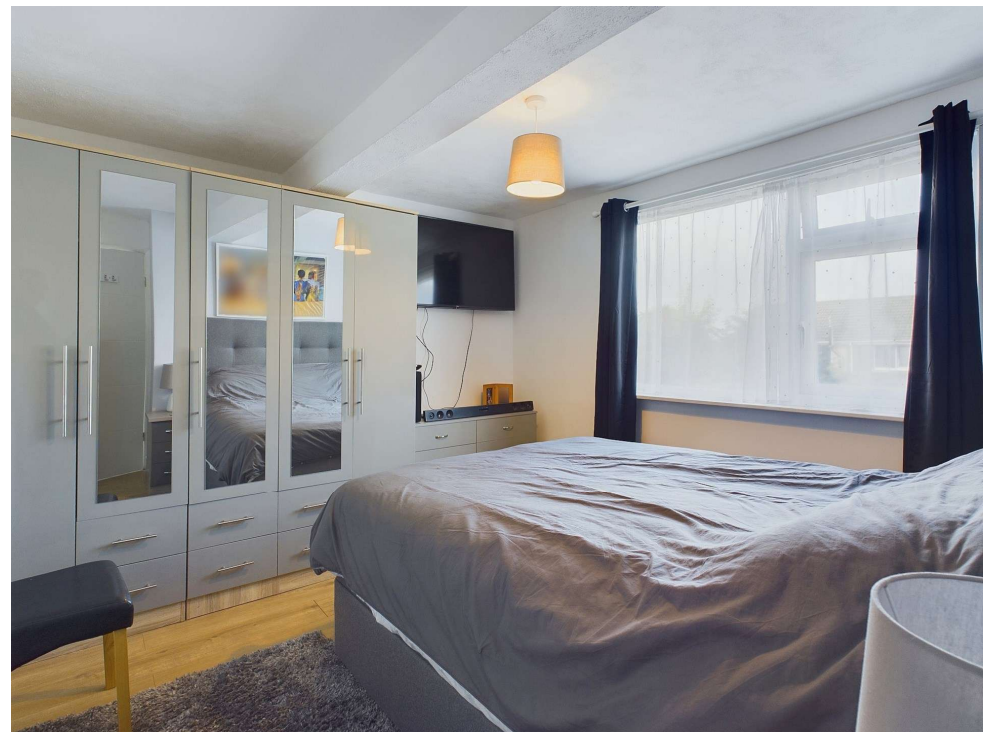
To the front the property is approached via a opening edged with wrought iron fencing, The front garden is laid to pebble, pathway leads up to the front entrance to the left hand side of the property where there is a gateway leading to the side. To the rear there is a recently laid attractive stone patio which is ideal for outside dining. There are raised flower and shrub beds finished with railway sleepers. To the side there is a lawned area with a workshop/shed with power and light, furthe shed. The garden is enclosed with fencing and natural hedging.

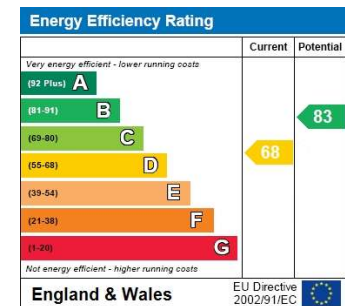
Services:-

Electric, gas, water and drainage.

Council Tax Band:-

According to Cornwall Council the council tax band is C.





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.
 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