



## Kelly Bray, Callington.

A well maintained second floor flat which would make an ideal first time purchase, being located in a small development within the village of Kelly Bray. Brief accommodation comprises:- Communal Hallways, Entrance Vestibule, Hall, Light and airy Lounge/Dining room, Kitchen with built in hob and oven, 2 Bedrooms views across to Kit Hill and Bathroom. The property has Gas central heating and uPVC double glazing. There are Communal Gardens and Parking. BEING SOLD WITH NO ONWARD CHAIN.

Price £112,000 Leasehold

# Kelly Bray, Callington.

## 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.

## Entrance:-

Communal door and hallway, stairs give access to the first and second floors.

## Vestibule:-4'0" (1.22m) x 4'9" (1.45m)

Entrance door with eye-spy, radiator.

## Hallway:-10'4" (3.15m) x 2'10" (0.86m)

With access through to the Lounge, bedrooms and bathroom, storage cupboard with fuse box, intercom telecom, internal door to:-

## Lounge/Dining room:-12'3" (3.73m) x 14'2" (4.32m)

Light and airy room with uPVC double glazed windows, radiators, room for reception and dining room furniture. Archway through to:-

## Kitchen:-10'7" (3.23m) x 8'7" (2.62m)

Fitted with a range of wall and base units, roll top work surfaces, drawer space, built in 4 ring gas hob with an electric oven beneath. Plumbing and space for washing machine, stainless steel sink unit with drainer and tap over, tall cupboard housing the central heating and hot water boiler. part tiling to the walls. Radiator, space for upright fridge/freezer, extractor and uPVC double glazed window with a pleasant outlook.

## Bedroom 1:-10'3" (3.12m) x 8'11" (2.72m)

uPVC double glazed window with views across to Kit Hill, radiator.

## Bedroom 2:-12'9" (3.89m) x 7'1" (2.16m)

uPVC double glazed window with views across to Kit Hill, radiator, cupboard with hanging rail and shelving.

## Bathroom:-4'10" (1.47m) x 7'5" (2.26m)

Comprising of low level WC, wash hand basin, bath with an electric shower over, extractor, loft access, radiator, shaver light and point.

## Outside:-

There are communal gardens and an allocated car parking space.

## Services:-

Gas, electric, water and drainage.

## Council Tax:-

Cornwall Council states the Council Tax banding for this property is A.

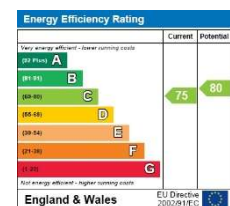
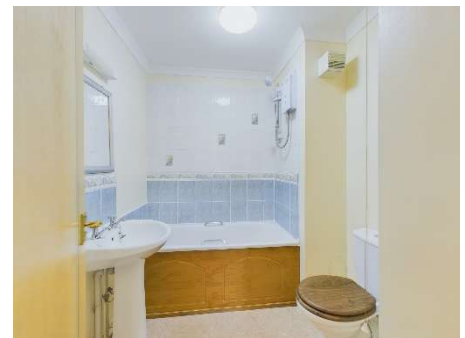
## Lease details:-

999 years from 2002

Service charge £1,200.00 per annum.

## AGENTS Note:-

Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



41 Fore Street, Callington, Cornwall, PL17 7AQ

Call Us: 01579 550590 | Email: info@dawsonnott.co.uk

www.dawsonnott.co.uk

**DAWSON**nott  
ESTATE AGENTS