



Callington

A recently upgraded second floor flat situated within a stones throw from local amenities.

BEING SOLD WITH NO CHAIN.

Communal Hall, Landing, Lounge/Dining room, Hallway, 2 Bedrooms, Kitchen & Bathroom. uPVC double glazing and electric heating. Countryside views to the side and rear.

Guide Price £95,000
Commonhold

DOWSONnott
ESTATE AGENTS

Callington

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 10 miles from the City of Plymouth. It has Infant and Junior Schools, along with a Community College which specialises in Sports and Music. The town has a Tesco store and a good range of local shops in Fore Street. A former mining area, the housing is a mix of older cottages with newer homes on the outskirts of the town.

Communal Landing:-

Main side entrance door gives access to the vestibule with stairs rising to the first floor. Further door and stairs give access to:-

Landing:-

uPVC double glazed window to the rear elevation.

Lounge/Dining room 16'7" (5.05m) Irregular Shape x 14'11" (4.55m) Irregular Shape

Large reception room with uPVC double glazed bay windows to the side elevation having views across the Kit Hill. Freestanding electric fire and modern electric heater, uPVC double glazed window to the rear again with the views. There is a utility area with draw space, base unit, stainless steel sink unit with 1 1/2 bowl and drainer. uPVC double glazed frosted window and plumbing for washing machine.

Shower room:- 7'1" (2.16m) x 4'6" (1.37m)

Low level WC, wash hand basin with tiled splashback, shower cubicle housing the electric shower with tray and enclosing screens and doors. uPVC double glazed window to the side.

Hallway:- 10'0" (3.05m) x 3'2" (0.97m)

Modern wall mounted electric heater.

Kitchen:- 7'1" (2.16m) x 8'11" (2.72m)

Fitted with a range of wall and base units, roll top work surfaces, 4 ring ceramic electric hob with oven beneath and stainless steel canopy above incorporating the extractor. Under unit space and plumbing for washing machine, drawer Space. Sink unit with drainer, part tiling to the walls and uPVC double glazed window to the front.

Bedroom 1:- 11'3" (3.43m) x 12'1" (3.68m)

uPVC double glazed window to the front elevation and wall mounted modern electric heater.

Bedroom 2:- 7'9" (2.36m) x 11'10" (3.61m)

uPVC double glazed window to the front and modern wall mounted electric heater.

Bathroom:- 9'3" (2.82m) x 4'2" (1.27m)

Low level WC, bath with electric shower over, wash hand basin, wall mounted electric heater.

Services:-

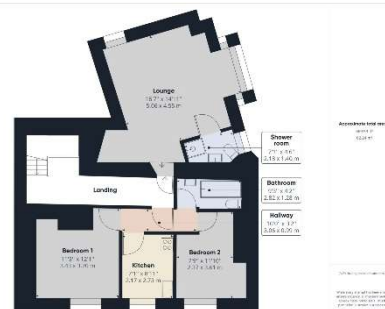
Electric, water and drainage.

Council Tax:-

To be confirmed.

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.



Energy Efficiency Rating	
Current	Potential
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England & Wales EU Directive 2002/91/EC	