



**Kelly Bray**  
PL17 8FE

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**DAWSONnott**  
ESTATE AGENTS



## Price £175,842

**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, bus service and cafe. Callington has a further range of amenities and facilities and there are nearby recreational pursuits.

- MODERN AFFORDABLE HOME
- LOCAL CONNECTION TO CORNWALL REQUIRED
- 3 Bedroom House
- Lounge & Kitchen/Dining room
- Gardens & Parking
- Cloaks, En suite & Bathroom





This modern mid terraced house would make a lovely home for a variety of purchasers both upsizing and downsizing. You enter via the Storm Porch and entrance door into the Hallway. Stairs rise to the first floor and there is access to the Kitchen/Dining room which is of a generous size and comes complete with a range of wall and base units and built in oven, hob with canopy over. There is a Cloakroom which is always popular with family or guests! The Lounge faces the rear is light and airy and has French doors opening to the rear garden. On the first floor the Landing gives access to the Bedrooms and Bathroom, has an airing cupboard and access to the loft space. Bedroom 1 is a double bedroom and has its own En suite Shower room. Bedrooms 2 and 3 then follow both overlooking the rear garden. The family Bathroom comprises of a low level WC, wash hand basin and bath with shower over.

Please note this property is subject to a Section 106 Local Connections Criteria. To be eligible you must have a connection to CORNWALL. Please also be aware that not only do applicants have to meet the above criteria, they also have to meet one of the following S106 Local Connection Criteria:

- a) Have lived permanently Cornwall for at least 3 years
  - b) Have worked in Cornwall (not including seasonal employment) for a continuous period of at least 3 years
  - c) Have a family connection (either mother, father, son or daughter) who meets the criteria of (a) or (b) of this definition subject to the relevant number of years being amended to at least 5 years
  - d) Previously lived in Cornwall for, more than 5 years within the 12 months immediately prior to the offer of the relevant dwelling
- In addition, the applicant will need to:
- > Be in Housing Need - ie living with family/renting and otherwise unable to afford a home on the open market
  - > Have a maximum household income of £80,000
  - > Have a minimum 10% deposit ( or 5% with relevant AIP
  - > Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton
  - > Have viewed and offered on the property



## OUTSIDE

To the front there is a paved pathway, which leads to the front entrance door. A small area of lawn and allocated parking for one vehicle.

To the rear of the property there is a paved patio with steps rising to a terraced garden which is mainly laid to lawn and enclosed with fencing.

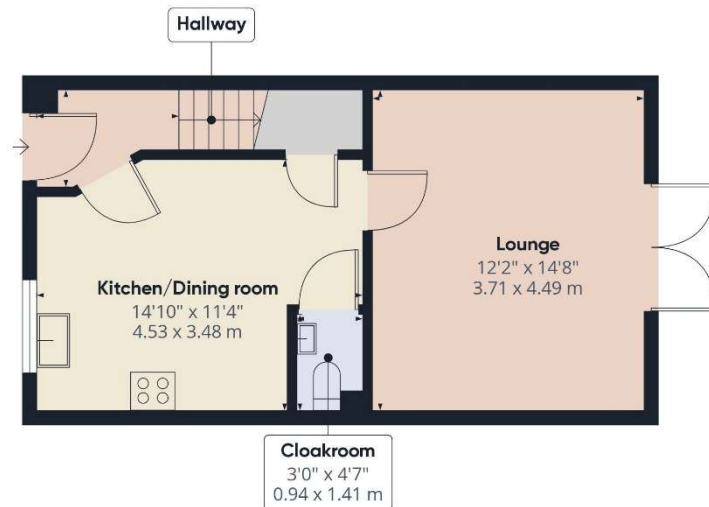
There is the benefit of Gas central heating and uPVC double glazing.

Annual fee of £150 + VAT payable to Cornwall CLT Limited who is the long term steward of the covenants on the home.

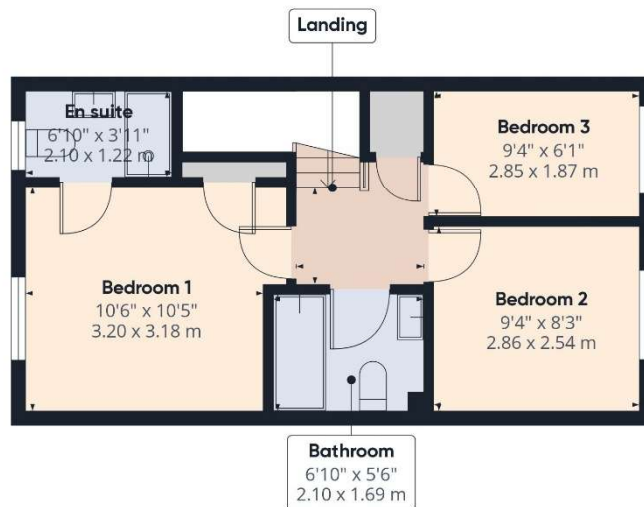
Services:- Mains, drainage, water, electric and gas. Broadband in the area.

Cornwall Council state the banding for this property is Band B





Floor 0



Floor 1

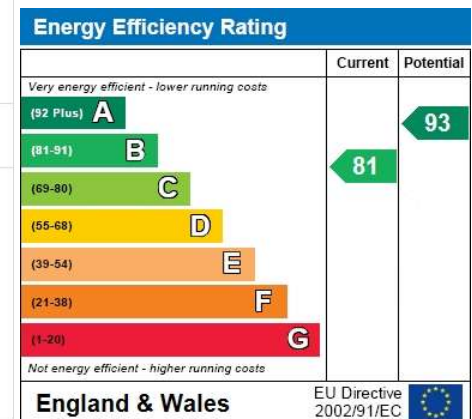
**Approximate total area<sup>(1)</sup>**  
744.66 ft<sup>2</sup>  
69.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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.

