



Callington
PL17 7TW

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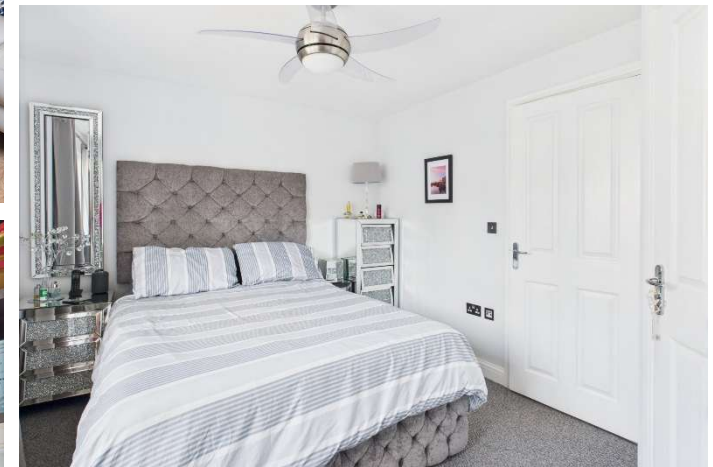
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ESTATE AGENTS

Guide Price £325,000

Situation:- Callington is a small town and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist

- Exceptional Modern Detached House
- Recently upgraded and improved
- "Wren" Kitchen with built in appliances
- Lounge with media unit including TV and fire
- Garage and Gardens
- 3 Bedrooms, En suite, Cloaks and Bathroom.



This exceptional modern detached house is entered via the modern composite front door which opens to the welcoming Hallway. Access is then to the downstairs accommodation and stairs rise to the first floor. The Cloakroom has a low level WC and wash hand basin. The light and spacious Lounge/Dining room has the main feature as the media wall unit complete with television and living flame remote controlled fire finished in glass which takes centre stage. There are French doors that lead to the rear patio terrace and French opening windows. The impressive recently replaced Wren Kitchen includes a comprehensive range of cabinets, quartz worktop surfaces with matching upstands and incorporates integral appliances including eye level double oven, hob, washing machine, dishwasher, fridge/freezer and microwave.

On the first floor there is the Landing which gives access to the Bedrooms and Bathroom. Bedroom 1 is a double bedroom and comes complete with its own En suite Shower room. Bedroom 2 is a double Bedroom and Bedroom 3 is a good size single bedroom. A pleasant outlook can be seen from the rear elevation. The Bathroom includes low level WC, wash hand basin and Bath with Shower over. The ground floor and Bathroom have the advantage of Kardean flooring and the property is warmed via Gas central heating with Hive control unit and there is uPVC double glazing.

The present vendors has upgraded and improved the property to provide a comfortable home.



OUTSIDE

To the front there are low maintenance gardens finished in pebbles and include shrubs. There is a driveway which leads up to the Garage.

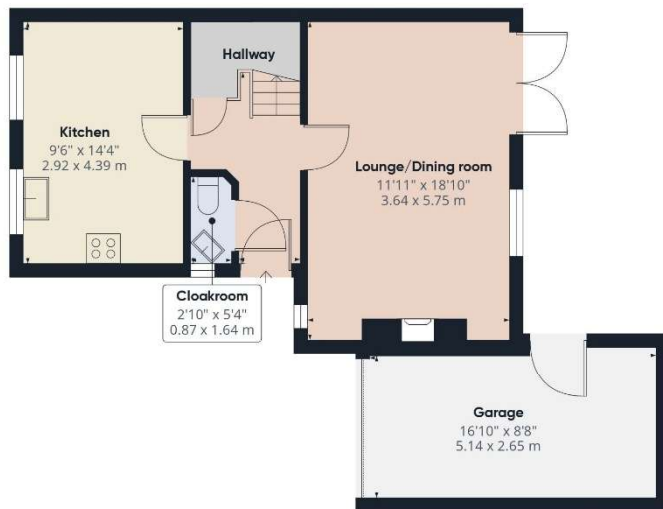
To the rear there is a paved patio terrace which is an ideal choice for alfresco dining and entertaining. There are steps descending to the lawned garden which is enclosed with fencing and has a water feature and flower/shrub beds.

Garage:- Electric door, power and light and side access door to the rear patio terrace.

Services:- Electric, gas, water and drainage.

Council Tax:- According to Cornwall Council the band is D.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1021 ft²

94.7 m²

(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.

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