



Callington
PL17 7FD

Guide Price £99,000
Freehold



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Situation:- Callington is a small town with a thriving community 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.

Description:- The front door opens to the open plan Kitchen/Dining/Lounge. The Kitchen area is fitted with a range of wall and base units with roll top work surfaces; four ring gas hob with stainless steel canopy above and an oven/grill beneath. Central heating and hot water boiler. The Lounge/Dining area has a radiator, space for reception furniture and a small dining room table and chairs.

Stairs rise to a small Landing on the first floor.

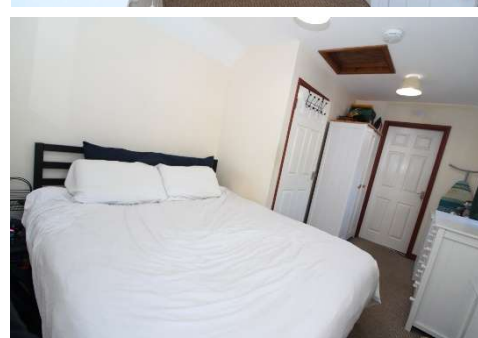
The double bedroom is nice and light and faces the front. It also has loft access.

The Shower room is fitted with low level WC, wash hand basin, shower cubicle housing the shower with enclosing doors, screen and tray. There is Aqua wall covering, plumbing and space for a washing machine, heated towel rail, shaver light and point.

Outside:- There is private entrance gate that gives access to numbers 1,2 and 3 Eva Court. A pathway then leads down to the properties and there is a paved communal area.

Services:- Mains electricity, water and drainage, bottled gas.

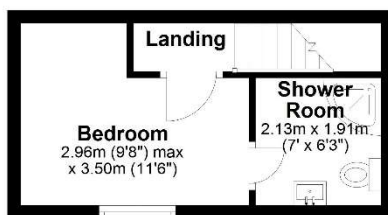
Council Tax Band:- According to Cornwall Council the council tax band is Band A.



Ground Floor
Approx. 15.4 sq. metres (166.0 sq. feet)



First Floor
Approx. 16.3 sq. metres (175.5 sq. feet)



Total area: approx. 31.7 sq. metres (341.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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