



Callington
PL17 7DD

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DAWSONnott
ESTATE AGENTS

Price £290,000

Situation:- Callington is a small town with a thriving community situated in 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 and Dentists.

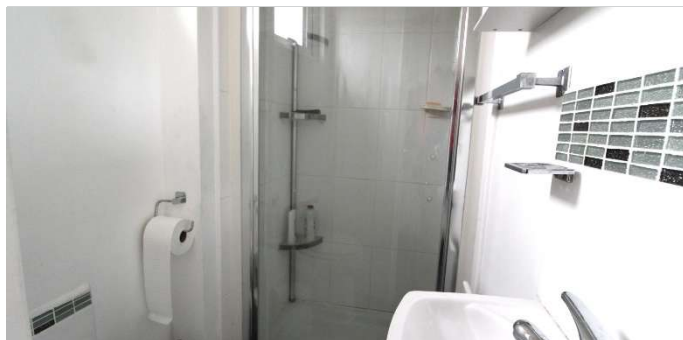
- Well presented semi detached bungalow
- Situated in a favoured location
- 3 Bedrooms & 2 Shower rooms
- Large Conservatory
- Light and airy Lounge/Dining room
- Gardens, Parking and Garage



The property is entered through the uPVC double glazed door into the Porch. A further door then provides access to the first of two Shower rooms, which include a WC, wash hand basin, shower cubicle with wall mounted electric shower and enclosing door. From the Porch a door also opens to the Kitchen which is fitted with a range of wall and base units, roll top work surfaces, under unit space for a fridge, under unit space and plumbing for an automatic washing machine. There is a 4 ring ceramic hob with an oven beneath and stainless steel canopy above. This room enjoys a pleasant outlook across to the Town and Church.

The inner Hallway provides access to the remainder of the accommodation. The second Shower room has an over sized shower cubicle housing the wall mounted shower. There are a range of cabinets, wash hand basin, encased cistern low level WC, and an heated towel rail. The Lounge is light and spacious having the main feature as the fireplace with an open grate set on a hearth with surround and mantle. Bedroom 1 is a good sized double bedroom and has French doors giving access into the conservatory. Bedroom 2 is a double bedroom, again with French doors giving access to the conservatory. Bedroom 3 is a single bedroom and faces the to the side. The large Conservatory has a pleasant outlook the rear garden and has French doors opening to the rear garden. This room is a very social room which would be a pleasure to entertain friends and family in.

The property has gas central heating and uPVC double glazing.



OUTSIDE

To the front there is a lawned garden with a paved pathway which leads up to the front entrance.

There is a driveway suitable for 2/3 vehicles. The Garage has power and light, and can also be accessed from the side.

To the rear there is a large paved patio an ideal space for al fresco dining. There is a lawned garden with natural hedging and Cornish walling.

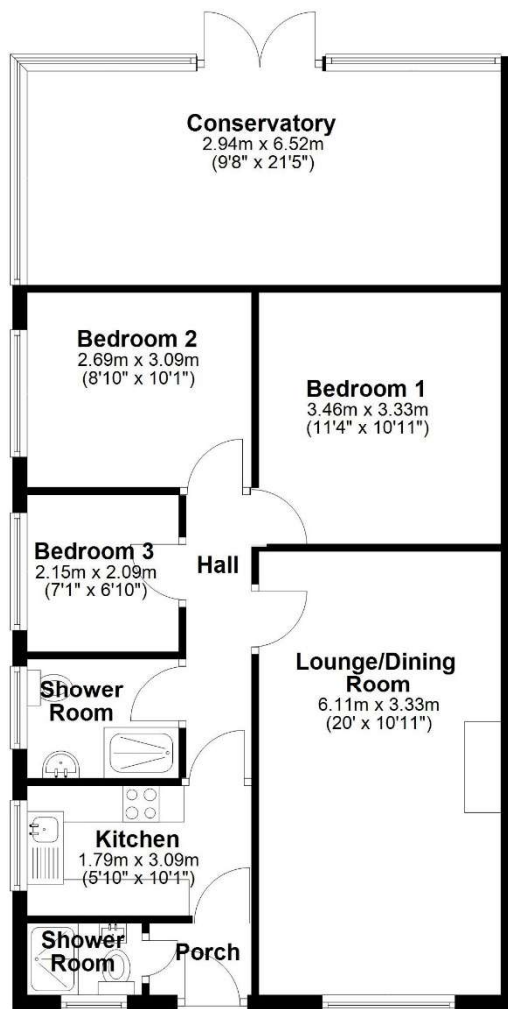
Services:- Mains electric, water and drainage.

Council Tax:- Cornwall Council state the Council tax banding for this property is band B.



Ground Floor

Approx. 82.9 sq. metres (891.9 sq. feet)



Total area: approx. 82.9 sq. metres (891.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.

