



Callington  
PL17 7QQ

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ESTATE AGENTS



## Guide Price £250,000

Callington is a small town with a thriving community and is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College. The town has a range of Shops, Post office, Doctors & Dentist surgeries, regular bus services and places to eat.

- Modern Semi Detached House set on popular development
- Lounge and Kitchen/Dining room
- 3 Bedrooms
- Enclosed Gardens, Parking and Garage
- Conservatory
- Would make a lovely home or investment property

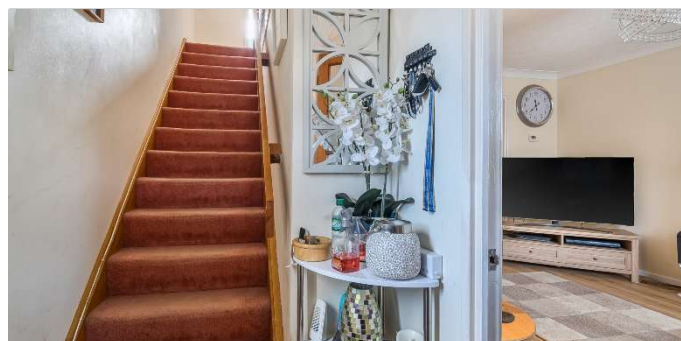




This semi detached house is entered via the entrance door which opens to the Hallway with stairs rising to the first floor. The Lounge has the main feature as the fireplace. There is a useful under stairs cupboard and the room faces to the front. There is a good size Kitchen/Dining room facing the rear which is always a popular choice for families or when entertaining. It is fitted with a range of wall and base units and has a built in oven and hob. The Conservatory has the advantage of looking out across the rear enclosed garden.

On the first floor the Landing gives access to the Bedrooms and Bathroom. Bedroom 1 is a double bedroom and faces the front. Bedroom two is also a double bedroom and overlooks the rear garden. Bedroom three is a single bedroom and faces to the front. The Bathroom has a suite including, bath with shower over, low level WC and wash hand basin.

The property has gas central heating and uPVC double glazing.



## OUTSIDE

To the front there is parking for 2 vehicles and there is an attached Garage. The rear garden has a lawn, patio ideal for outside dining and shaped flower and shrub beds. The garden is enclosed with fencing offering privacy and there is rear access to the garage.

Services:- Gas, electric, water and drainage.

Council Tax:- According to Cornwall Council tax band is C.



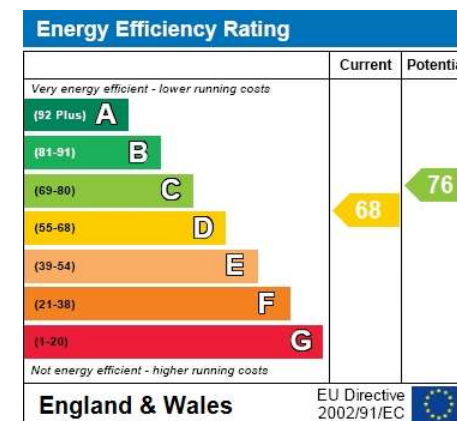
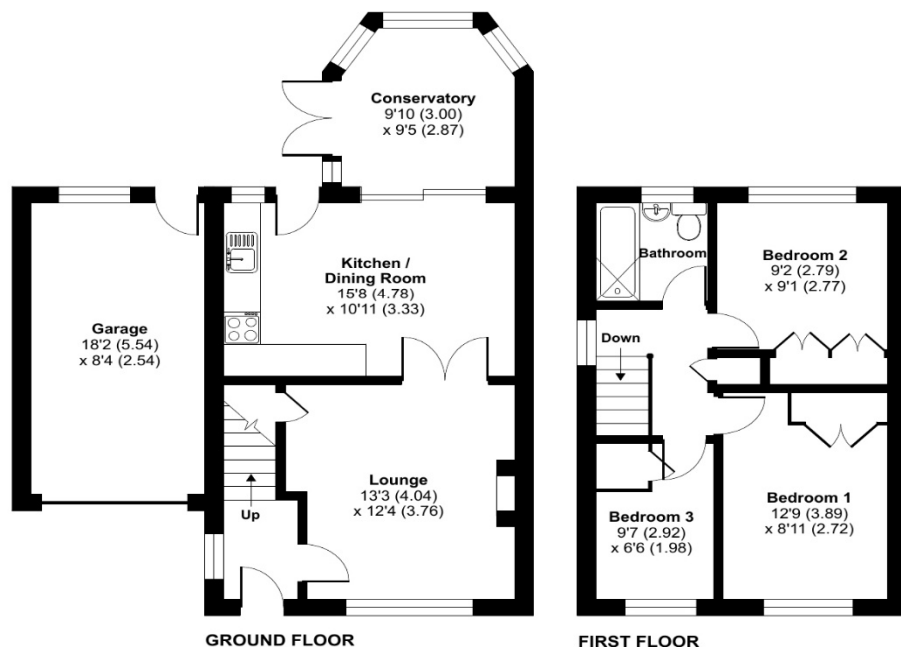
## Inney Close, Callington , PL17

Approximate Area = 868 sq ft / 80.6 sq m

Garage = 170 sq ft / 15.8 sq m

Total = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Dawson Nott Ltd. REF:1394839

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