



Lady Beam Court
Kelly Bray, Callington

Offers In Excess Of £255,000



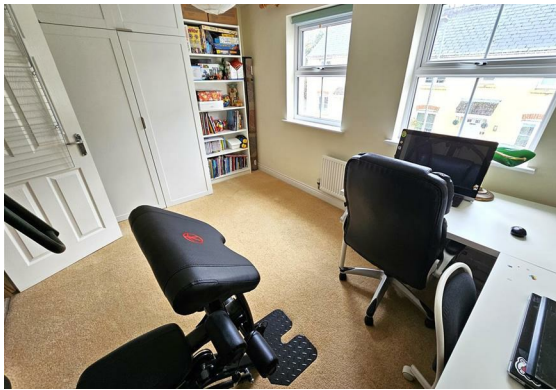
Lady Beam Court

Kelly Bray, Callington

Located in the popular area of Kelly Bray is this well presented, three bedroom family home. The property is situated in a fairly quiet cul de sac and offers spacious living accommodation set across three floors. The property also has an incredible decked rear garden perfect for Al Fresco dining. On the first and second floors, the property benefits from stunning views across the nearby surrounding countryside. To one side of the property there is also a large carport and garage offering a great space for off road parking.

On the ground floor the property benefits from a newly fitted high end modern kitchen with a range of integrated Bosch and Neff appliances. There is also a useful downstairs W/C adjoined to a large storage cupboard, which houses the current vendor's built in fridge/freezer. The living space is a generous size and benefits from generous understairs storage and also leads to a conservatory, perfect for relaxing in the summer sun. The property boasts three large double bedrooms, all of which enjoy scenic views over the countryside. There is also a family bathroom with matching three piece suite with shower over the bath. The master bedroom is a very spacious double room and benefits from a large dressing room with plenty of space for furniture and a recently remodeled ensuite with walk in shower and storage cupboard space.

To the rear of the property is a large decked garden area offering plenty of space for summer entertaining. There is also an entrance to the garage at the rear offering ample space for storage. At the front of the property is a generous sized carport.





Living Room

16'45" x 10'02" (increasing to 13'35") (4.88m x 3.10m (increasing to 3.96m))

Conservatory

10'28" x 8'23" (3.05m x 2.44m)

Kitchen

12'74" x 6'26" (3.66m x 1.83m)

Downstairs WC

6'08" x 2'86" (2.03m x 0.61m)

Bedroom One

14'11" x 13'5" (4.55 x 4.09)

Ensuite

6'9" x 6'8" (2.06 x 2.05)

Dressing Room

10'1" x 6'4" (3.09 x 1.95)

Bedroom Two

13'38" x 11'61" (3.96m x 3.35m)

Bedroom Three

13'31" x 11'09" (3.96m x 3.58m)

Bathroom

6'31" x 6'30" (1.83m x 1.83m)

Garage

EPC

C/74

Tenure

Freehold

Services

Mains electricity, gas, water (metered) and drainage.

Council Tax Band

C

Situation

Kelly Bray is on the outskirts of Callington Town, amenities include public house, bus stop, post office and general store, more comprehensively amenities can be found in Callington. Callington town is located on the A388 between Saltash and Launceston and served with local amenities ranging from shops, public houses, places of worship. Callington has a bus link to Plymouth where there is a mainline railway station.

Directions

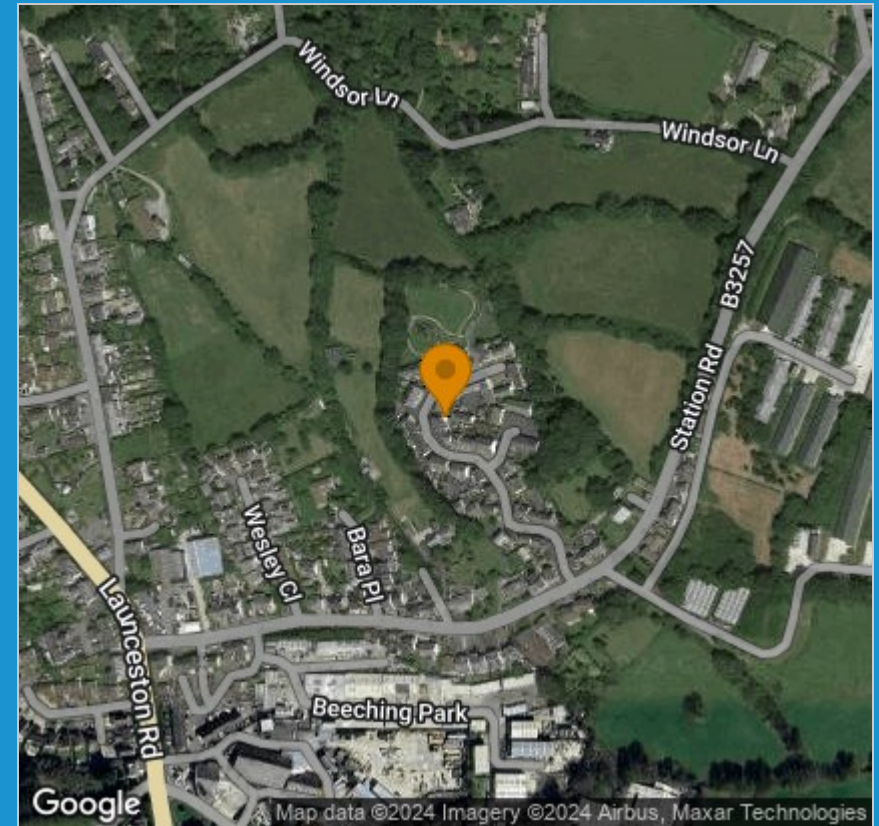
From Tavistock take the A390 passing through Gunnislake. Just before Kit Hill turn right towards Kelly Bray. Upon reaching the village turn right into Lady Beam Court, follow for approx. 100 yards where the property is found on your right hand side.



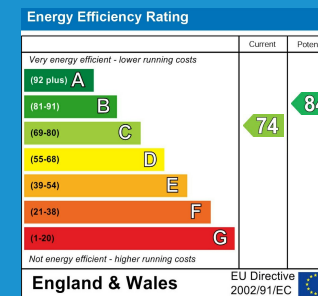
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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