



Town • Country • Coast



Tavistock Road
Callington

£275,000



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Tavistock Road

Callington

A rare opportunity to purchase a well presented four/five bedroom house within close proximity of the town centre of Callington, available with NO ONWARD CHAIN.

This character home boasts many original features including fireplaces, feature arches and tiled flooring whilst being much improved by the current vendor. The property is set over three floors with rear access leading to a charming courtyard area. To the rear there is also a useful Garage/Workshop with a further floor above providing potential for further development (Subject to the necessary planning consent). To the rear of the property is a small parking space.

Accommodation briefly comprises: Entrance Hall, Inner Hallway, Living room, Dining room, Kitchen, Utility, Bathroom, First floor landing, Three bedrooms, Second floor landing, Two further bedrooms.





Porch

Entrance Hall

Living Room

18'1" x 14'4" (into bay) (5.52 x 4.39 (into bay))

Dining Room

10'5" x 10'1" (3.19 x 3.09)

Kitchen

14'4" x 7'8" (4.37 x 2.34)

Utility

6'3" x 5'8" (1.93 x 1.75)

Bathroom

11'1" x 3'11" (3.38 x 1.2)

First Floor Landing

Bedroom 1

17'7" x 11'1" (into bay) (5.37 x 3.39 (into bay))

Bedroom 2

10'2" x 10'2" (3.12 x 3.12)

Bedroom 3

11'1" x 5'9" (3.39 x 1.77)

Second Floor Landing

Bedroom 4

14'7" x 10'2" (4.45 x 3.12)

Bedroom 5

11'0" x 5'10" (3.36 x 1.79)

Garage/Workshop

17'8" x 11'7" (5.4 x 3.54)

Tenure

Freehold

Services

Mains gas, electricity, drainage and metered water.

Council Tax Band

C

EPC

D/58

Situation

A hotbed of history, Callington is located in the heart of some fine Cornish landscape. The town is situated in East Cornwall between Dartmoor to the East and Bodmin Moor to the West. Ideally situated at the intersection of the South-North A388 Saltash to Launceston Road and the East-West A390 Tavistock to Liskeard road the area offers great access. The town itself boasts individual and chain shopping outlets including Tesco Superstore. The town is surrounded by local villages and hamlets with a variety of primary schools feeding into the highly regarded Callington Community College.

Directions

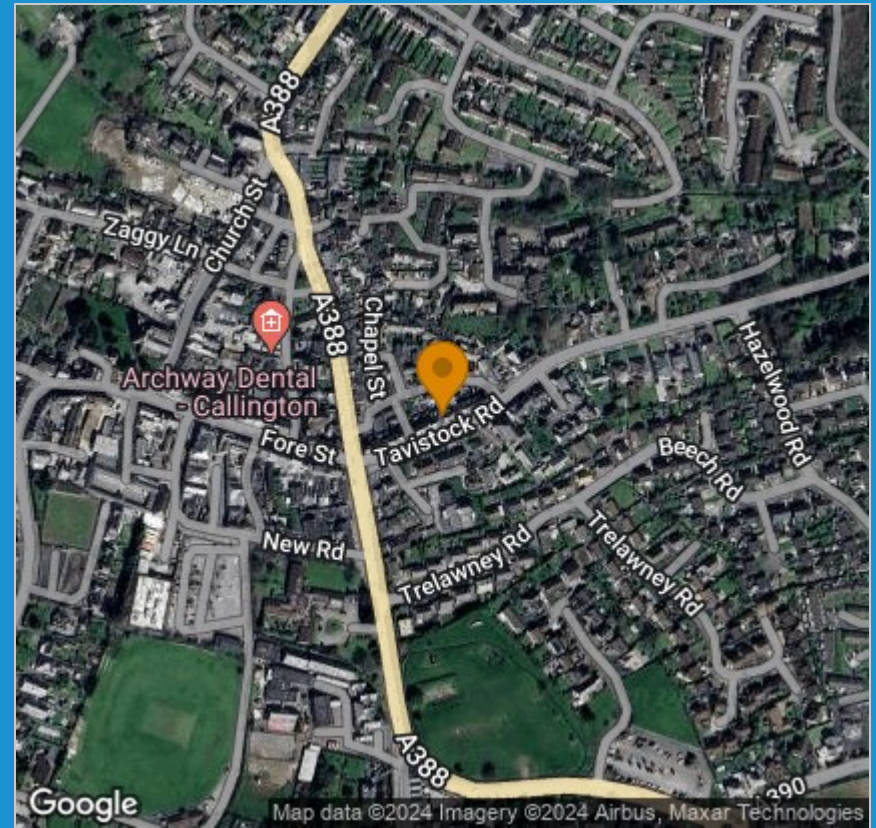
From Tavistock take the A390 to Callington. Upon entering the town take the first right at the roundabout and continue past Tesco, after a short distance the property will be found on the right hand side, just before the cross roads.



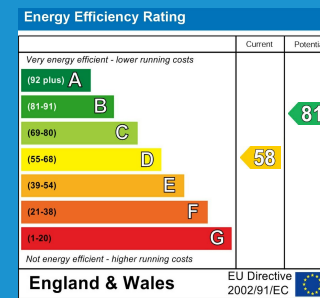
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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