

## Valentine Row, Callington, PL17

Guide Price £130,000

2 1 1



A charming character cottage located in the heart of Callington and just moments away from the local amenities. The property would make a perfect first-time buy or investment purchase and is offered with no onward chain.

Callington is a charming Cornish town located within a prime location in South East Cornwall and just 15 miles from Plymouth City Centre. The Town benefits from a range of facilities including a health centre, sports centre/gym, supermarkets, church and both primary and secondary schools. The area provides some idyllic countryside walks with Cotehele estate and house, Kit Hill and the Tamar Valley all nearby making it an ideal place for families and individuals alike.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Two Double Bedrooms
- Perfect First Time Buy Or Investment
- Reception Room
- Courtyard Garden
- Character Cottage
- No Onward Chain
- Period Features
- Kitchen/Breakfast Room
- Freehold

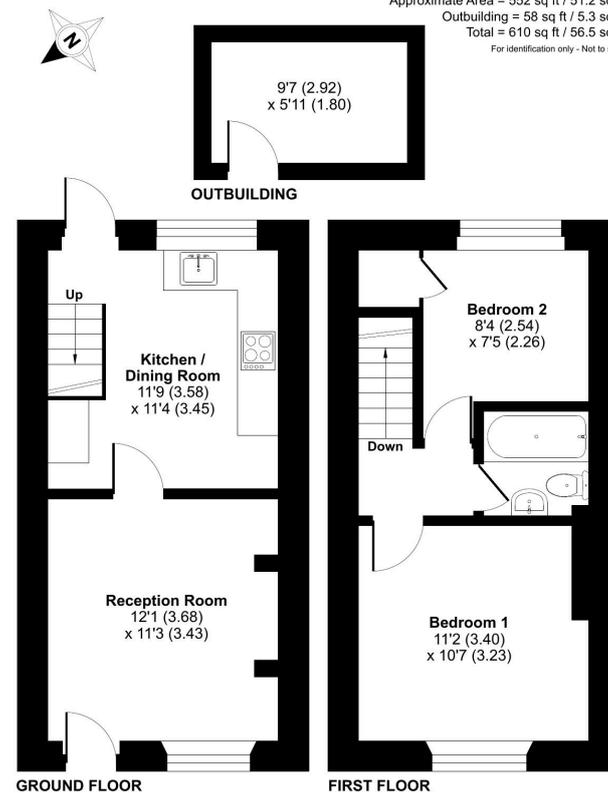
### Valentine Row, Callington, PL17

Approximate Area = 552 sq ft / 51.2 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 610 sq ft / 56.5 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Ben Estates TA Ben Langton Powered By exp. REF: 116694