

## Bryher Close, Kelly Bray, Callington, PL17

Fixed Price £73,950

2 1 1



A fantastic opportunity to purchase a well-presented first-floor apartment, situated within the popular village of Kelly Bray. The property offers spacious accommodation, two double bedrooms, and an allocated parking space. This is an affordable home, offered at 87% of the full market value and subject to a Section 106 Agreement. Prospective purchasers must have a local connection to the Parish of Callington.

Located in the village of Kelly Bray, the property is just a short distance from the amenities of Callington town centre. The village itself offers a friendly community feel and includes a public house, café/bakery, post office, and convenience store.

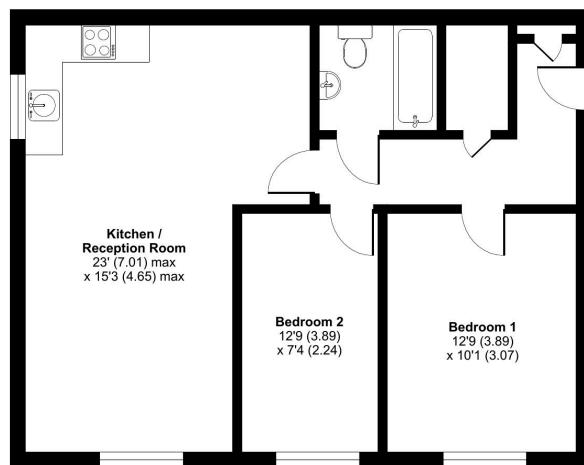
## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Subject To A Section 106 Agreement
- Well-Presented Throughout
- Open-Plan Living Area
- Popular Village Location
- First Floor Apartment
- Two Double Bedrooms
- Allocated Parking Space
- Family Bathroom
- Leasehold

### Bryher Close, Callington, PL17

Approximate Area = 682 sq ft / 63.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Ben Estates TA Ben Langton Powered By exp. REF: 1327880