









welcome to

Aysshton Gardens, Callington

Nestled on the outskirts of Callington, this deceptively spacious detached bungalow offers a tranquil retreat in a charming cul-de-sac setting. The property boasts panoramic views of Kit Hill and the surrounding countryside, providing a picturesque backdrop to daily life.













Lounge 20' 5" x 14' 5" (6.22m x 4.39m) Kitchen/Dining Room

16' 4" x 13' 7" (4.98m x 4.14m)

Bathroom

9' 5" x 8' (2.87m x 2.44m)

Bedroom One

14' 6" x 14' (4.42m x 4.27m) **Bedroom Two**

15' 2" x 11' 2" (4.62m x 3.40m)

Conservatory

17' 5" x 7' (5.31m x 2.13m)

Garage

13' 8" x 15' 11" (4.17m x 4.85m)





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- SPACIOUS DETACHED BUNGALOW
- TWO LARGE DOUBLE BEDROOMS
- DETACHED GARAGE AND PARKING FOR MULTIPLE VEHICLES
- CUL-DE-SAC LOCATION
- CONSERVATORY

Tenure: Freehold EPC Rating: C

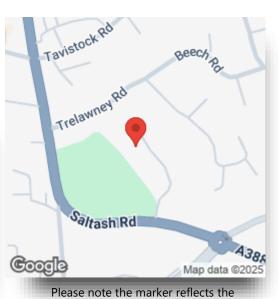
Council Tax Band: E

£390,000









postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105972



Property Ref: SAS105972 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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