

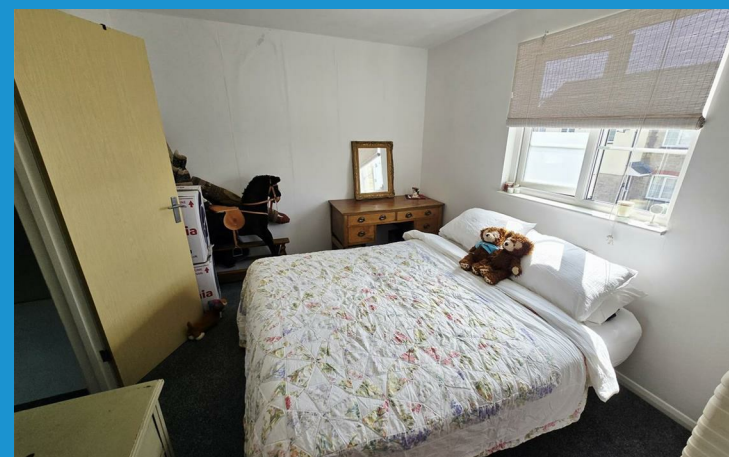
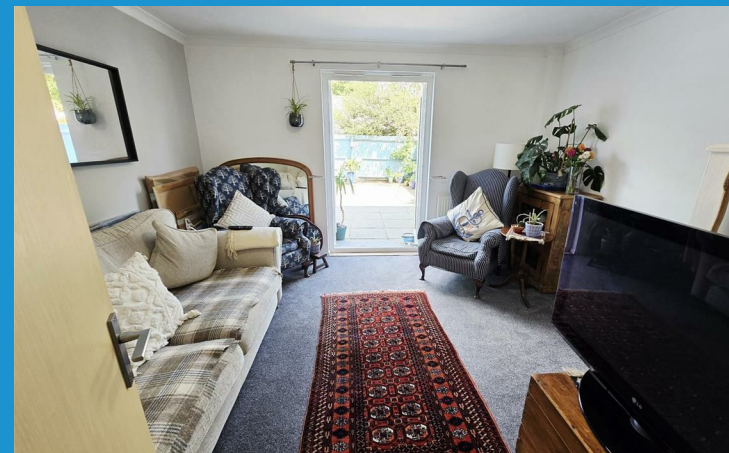


14 Horsewhim Drive

Kelly Bray | Callington | Cornwall



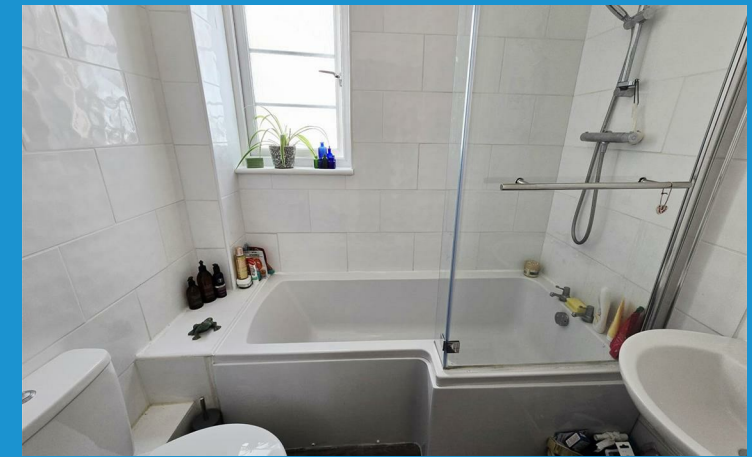
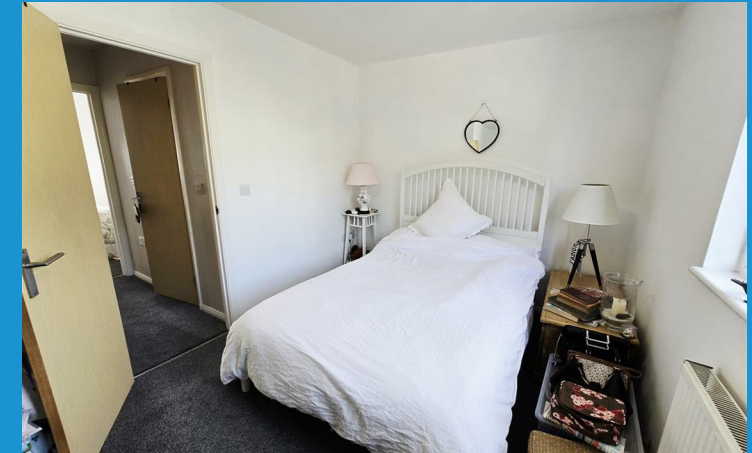
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A well presented 2 bedroom end of terrace modern house situated in a cul-de-sac setting with 2 off-road parking spaces at the front and an enclosed garden at the rear.

This modern property is well presented throughout, with an open plan kitchen/dining room, a spacious living room with patio doors out to the garden plus 2 bedrooms and a family bathroom on the first floor.

The front and rear of the property has been paved for easy maintenance. The rear garden is a generous size and is enclosed with wooden fencing. There is also side access to the garden.



### 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 and schools. Callington has a bus link to Plymouth where there is a mainline railway station.

### Directions

The postcode to the property is PL17 8GL. From Callington town centre head towards Kelly Bray along Launceston Road, driving past the secondary school. Take the left hand turning into Horsewhim Drive and follow the road around to the left and then leading naturally to the right where the property can be seen on your left.

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Entrance Hallway

Kitchen/Breakfast room  
12'11" x 9'6" (3.96m x 2.90m)

Cloakroom  
4'7" x 3'1" (1.42m x 0.94m)

Living room  
12'11" max x 12'2" (3.96m max x 3.71m)

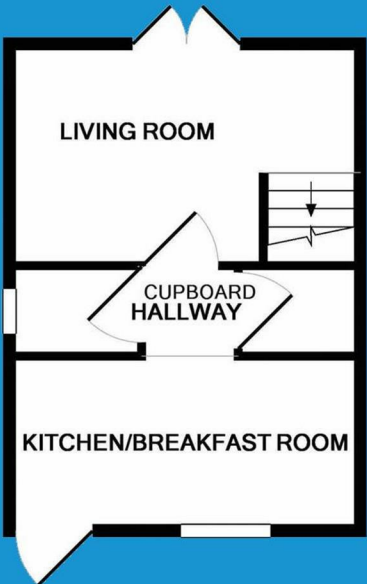
First Floor

Bedroom 1  
13'1" x 9'6" (3.99m x 2.90m )

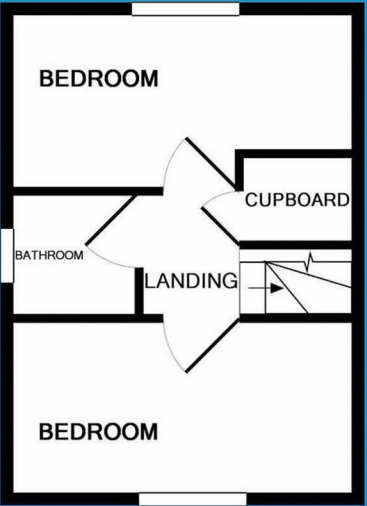
Bathroom  
6'5" x 5'1" (1.96m x 1.57m)

Bedroom 2

Services  
Mains Electricity, Gas, Water and  
Drainage.  
Council Tax Band B.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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