



**9 Glebe Mews,
Callington, Cornwall, PL17 7FU**

Guide Price £335,000 Freehold





Beautifully presented detached bungalow in a select cul-de-sac location with a private rear garden

- 2 Bedrooms (1 En Suite)
 - Family Bathroom
- Open Plan Kitchen/Living Area
- All Main Services Connected
- NHBC Guarantee Until 2033
- Garage & Driveway Parking
- Enclosed Dog Proof Rear Garden
 - EPC B & Council Tax C

SITUATION Located in the popular Meadowbrook development on the outskirts of the town of Callington which offers a variety of shops and supermarkets together with doctors, dentists and veterinary surgery.

The city port of Plymouth is 15 miles to the south with deep water marina and regular ferry crossings to northern France and Spain. To the north is the former market town of Launceston which provides access to the A30 trunk road which links the Cathedral cities of Truro and Exeter.

DESCRIPTION A most appealing modern detached bungalow presented in excellent decorative order throughout, built in 2019/20 of brick construction beneath an interlocking tiled roof with an excellent EPC rating.



The accommodation is clearly illustrated on the floorplan and briefly comprises: entrance hall with cloak storage cupboard, utility cupboard housing the electric meters, access to loft and doors to all rooms. There is an impressive open plan kitchen and living area. The kitchen has a range of base and wall units with square edge work surfaces, high level oven/grill with pan storage above and below, an integral fridge/freezer, appliance space for washing machine and dishwasher, 4 ring induction electric hob with stainless steel extractor canopy over, stainless steel sink with mixer taps, peninsula breakfast bar and a corner cupboard housing a mains gas fired boiler. Window to rear elevation overlooking the garden and a glazed door giving access to side parking area.

A spacious living area provides a combined dining area and lounge with windows



overlooking garden and glazed French patio doors giving access to the attractive wooden decked area, ideal for al fresco dining.

There are 2 bedrooms, the master bedroom having a range of fitted wardrobes with hanging rails, shelving and dressing table and en-suite shower room comprising a low flush WC, wash hand basin, large shower cubicle with sliding doors and a waterfall shower head. The 2nd bedroom has a window to the front aspect.

The family bathroom comprises a low flush WC, wash hand basin, panel enclosed bath with waterfall shower head and part tiled walls.

OUTSIDE To the front of the property is a driveway providing parking for 2 vehicles and leads to the detached garage with metal up and over door, power and light connected.

The gardens lie to the rear of the property and are enclosed by well-defined boundary walls with attractive flower and shrub beds providing colour and interest throughout the year. The main garden is laid to lawn, steps lead to a further raised garden area. A pedestrian door gives access to the garage.

SERVICES All main services connected. Mains gas fired central heating. Double glazed windows throughout. Council Tax Band C. Full EPC documentation is available on request.



Broadband: FTTP. Mobile phone coverage: please visit the Ofcom website. Please note the agents have not inspected or tested these services.

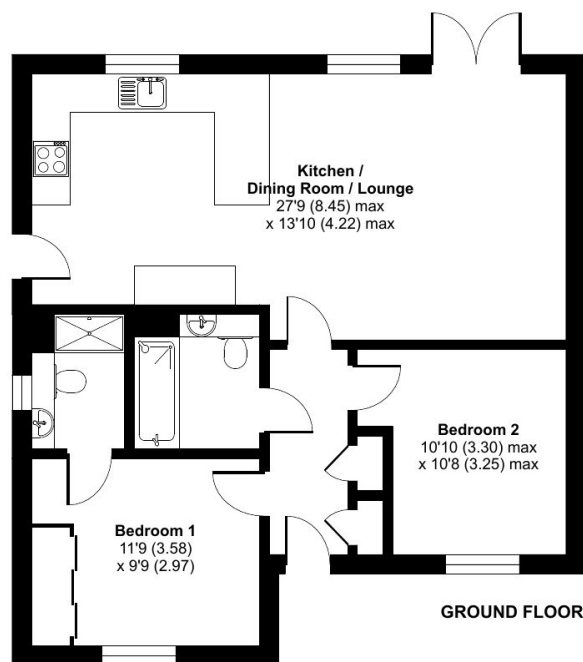
AGENT'S NOTE There is half yearly charge to First Port Property Services of currently £129 for maintenance of the communal areas.

VIEWINGS Strictly by prior appointment with vendors appointed Agents DJR Estate Agents and Auctioneers.

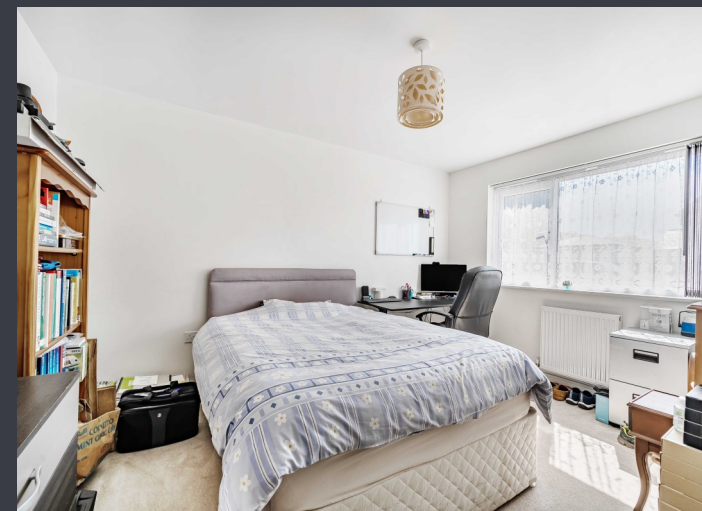
DIRECTIONS

Sat Nav: PL17 7FU

What3Words: ///earth.natures.share



Approximate Area = 742 sq ft / 68.9 sq m
Garage = 236 sq ft / 22 sq m
Total = 978 sq ft / 90.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1282716

For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS