



Callington
PL17 7FX

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ESTATE AGENTS

Guide Price £340,000

Situation: Callington is a small town with a thriving community situated in South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors and Dentists.

- Immaculately presented semi detached bungalow close to local amenities.
- Small select development specifically for over 55`s
- Modern kitchen with integrated appliances
- 3 Bedrooms, 1 with En- suite
- Gas central heating and uPVC double glazing
- Easy maintenance Gardens



This modern semi detached bungalow is specifically for persons over the age of 55 and is situated within a select small development of just 17 properties. The front entrance door opens into the Hallway, with large storage cupboard housing the central heating/hot water boiler and there is loft access. The Lounge has the main feature as the fireplace with an inset Living flame, coal effect electric fire with a curved hearth, surround and mantle. Window to the rear and French doors provide access to the rear patio area and garden. The Kitchen/Breakfast Room is fitted with a comprehensive range of wall and base units, matching up stands and work top surfaces. Integrated appliances include fridge and freezer, dishwasher and eye level double oven/grill, with 4 ring electric induction hob and stainless steel splashback. Plumbing for washing machine, stainless steel sink unit with 1.5 bowl and drainer with swan neck tap over. There is also space for a small table and chairs, a window faces to the rear and French doors give access to the rear garden.

Bedroom 1 is a good size double bedroom having a picture window to the front. The En suite comprises of a low level WC, wash hand basin, over sized shower cubicle, housing the Mira electric shower. Tiling to the walls and frosted window to the side elevation. Bedroom 2 is a light and airy double bedroom, having a picture window to the front elevation. Bedroom 3/ Reception room is a versatile room which could be utilised for another reception room if not required as a bedroom. Windows to the rear elevation overlooking the garden. The Bathroom has a white suite comprising of low level WC, wash hand basin and a bath with a mixer bar shower attachment. There is white and glass detail tiling to the walls, extractor and a frosted, window to the front elevation.

The property benefits from gas central heating and uPVC double glazing and is still within the 10 year NHBC guarantee period.



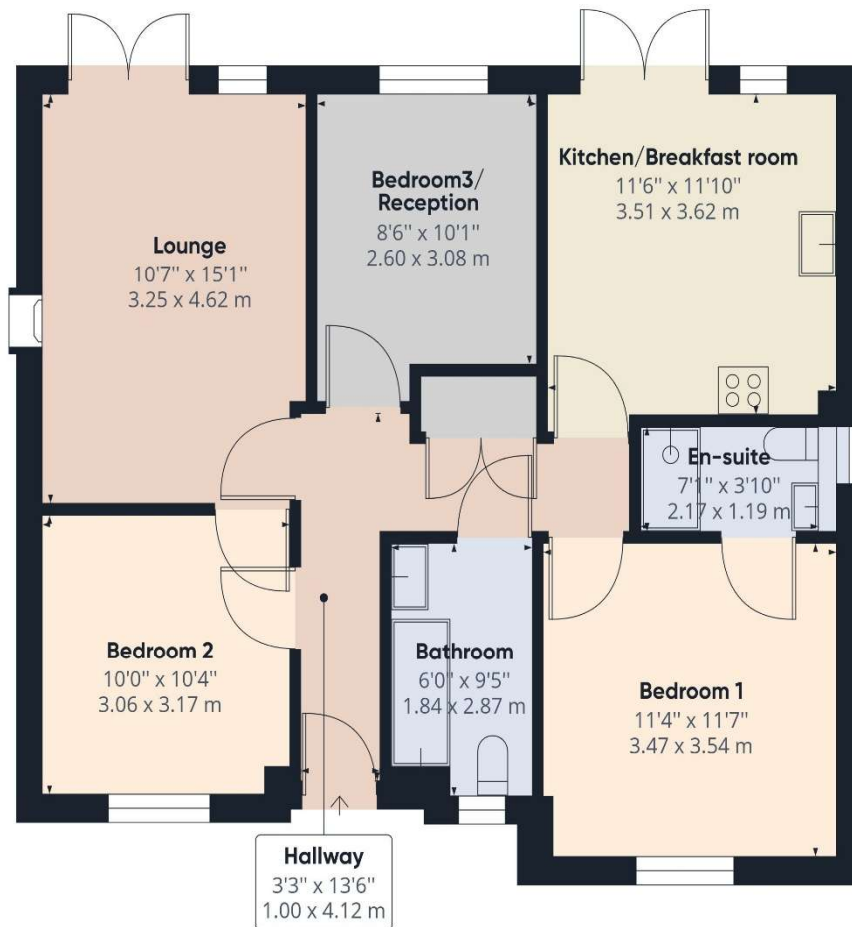
OUTSIDE

To the front there is a paved pathway, giving access to the front entrance or alternatively via 3 steps. There are attractive flower and shrub beds, pebble finished areas and a side access gate. The rear garden can be accessed via the side gate and paved pathway. The attractive south facing, garden includes patio areas and is well stocked with flowers and shrubs, finished in pebbles and brick edging. There is also a garden shed with the garden being enclosed with fencing.

Services: Mains Electric, Gas, Water and drainage.
According to Cornwall Council the Tax Band is C.

Agents Note: The estate charge is set by the development residents and the charge for 2026/27 is £323.88 per annum. The fee is to include provision and maintenance of the common areas owned by the management company such as the grass cutting, hedges, street lighting, public liability insurance of the site etc. All vendors of the properties become a Director of the Management Company and have a vote.



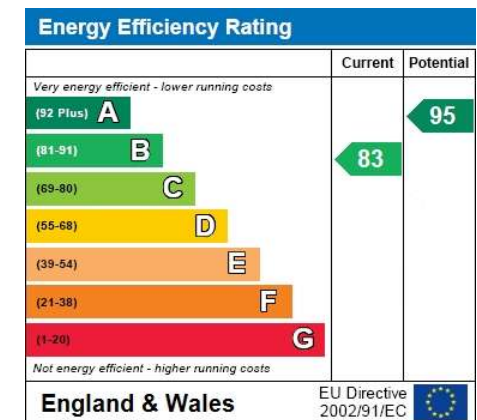


Approximate total area⁽¹⁾
 815.16 ft²
 75.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

