

Callington

PL17 7QN

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Guide Price £240,000

Situation: Callington is a small town with a thriving community and is situated in the heart of Southeast Cornwall. It has Infant & Junior Schools, along with a Community College; a selection of shops, Post office, Cafes, Churches, Bus services, Medical and Dental facilities, a Town Hall & a number of recreational clubs and pursuits

- **Extensively Refurbish**
- **4 Bedrooms With Shower Room**
- **Modern Kitchen With Inrtigrated Appliances**
- **uPVC DG & Electric Heating**
- **Solar Panels And Electric Car Charging Point**
- **Garage With Ample Parking.**









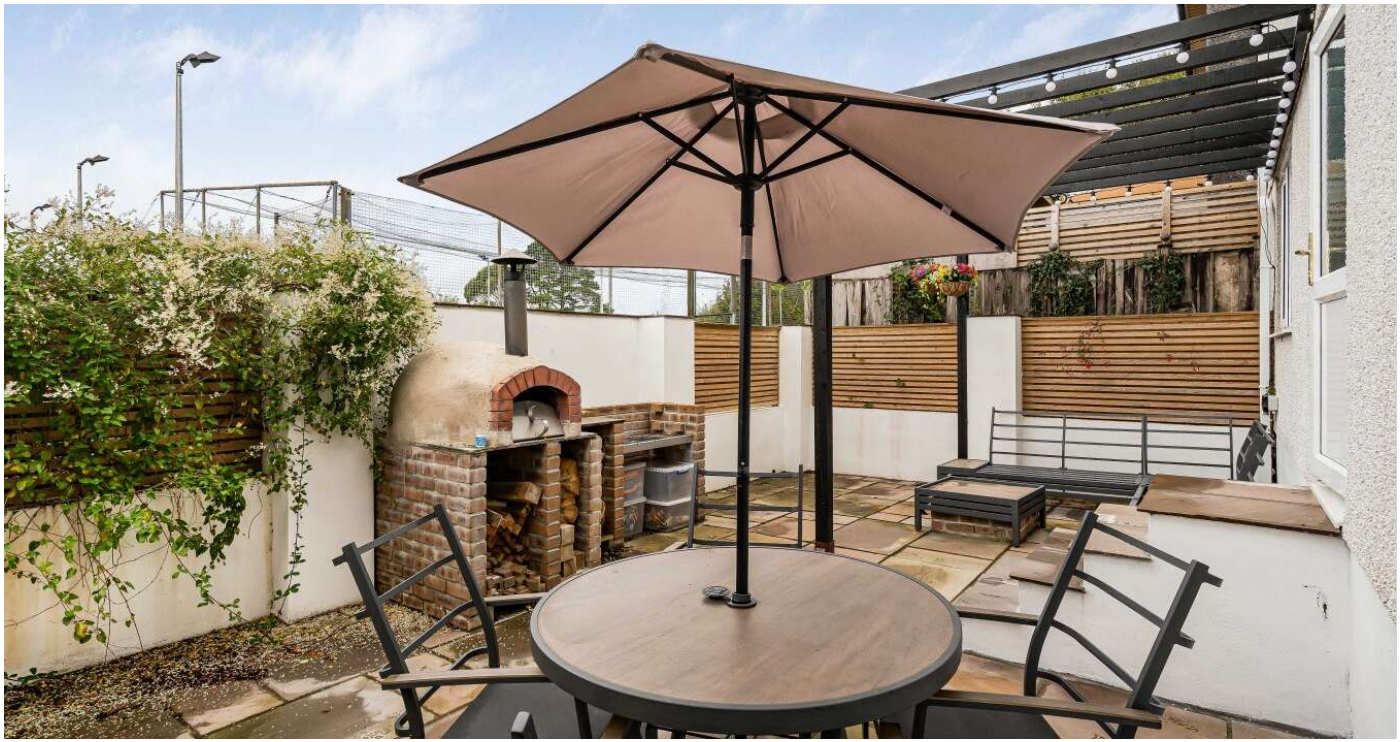


As you walk through the front door on the left hand side there is a turned staircase, rising to the first floor accommodation.

From the ground floor you enter the Lounge/Diner which runs along the width of the property and enjoys a rear garden outlook, with access out onto the patio. The modern fitted shaker style Kitchen is fitted with solid wooden work surfaces with a Belfast sink and mixer tap and incorporates a number of integrated appliances. There are a selection of colour co- ordinated base units, with contrasting wood shelves above giving a bright airy feel. There is also space for a generous size fridge /freezer. The kitchen is situated at the front overlooking the driveway.

From the first floor landing loft access can be gained and this benefits from being boarded with ladder and light. There is also an airing cupboard which houses the boiler and Solar Boost.
Bedroom 1/Master is situated to the rear with Bedroom 3 and Bedroom 4 also enjoying the rear outlook with far reaching views. Bedroom 2 enjoys the front aspect. The bedrooms are arranged as two doubles and two single rooms.

The front aspect Bathroom has now been converted to a modern shower room with traditional fittings and walk-in shower, blending the period style with a modern twist. The room has been part tiled with contrasting tiles. There would be the opportunity to reinstate the bath if required.









OUTSIDE

The property sits in a cul de sac location and benefits from a generous driveway offering parking for 4 vehicles. This leads to the integral garage, fitted with an electric roller door. The garage has light, power and an electric car charging point . With Solar panels to the main roof and a window to the rear aspect.

A pathway leads from the side of the property giving gated access to the rear garden,where there is an enclosed level garden with open views. This has been paved for ease of maintenance and has a pergola.

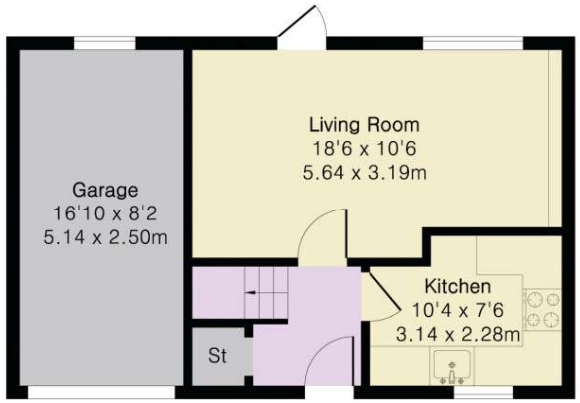
Mains electric, water and sewerage are connected. The property also benefits from solar panels
which are owned outright.

According to Cornwall Council the
Tax Band for the property is Band C.

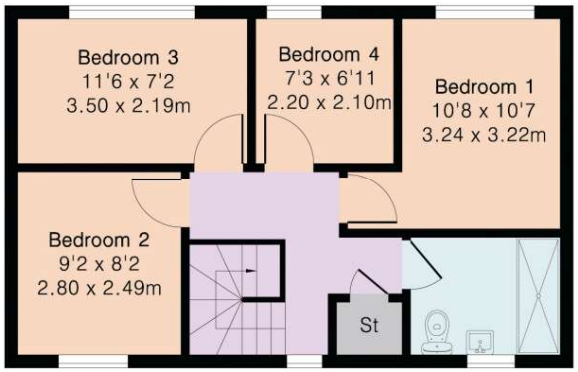
Approximate Gross Internal Area 770 sq ft - 72 sq m
(Excluding Garage)

Ground Floor Area 312 sq ft – 29 sq m
First Floor Area 458 sq ft – 43 sq m
Garage Area 138 sq ft – 13 sq m

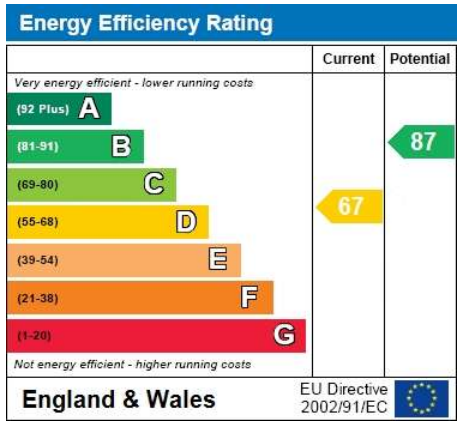
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Ground Floor



First Floor



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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