35 Harris Close

Kelly Bray, Callington, Cornwall, PL17 8QT

KIVELLS

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Kelly Bray, Callington, Cornwall, PL17 8QT

£95,000 Guide Price

Two bedroomed top floor purpose-built flat

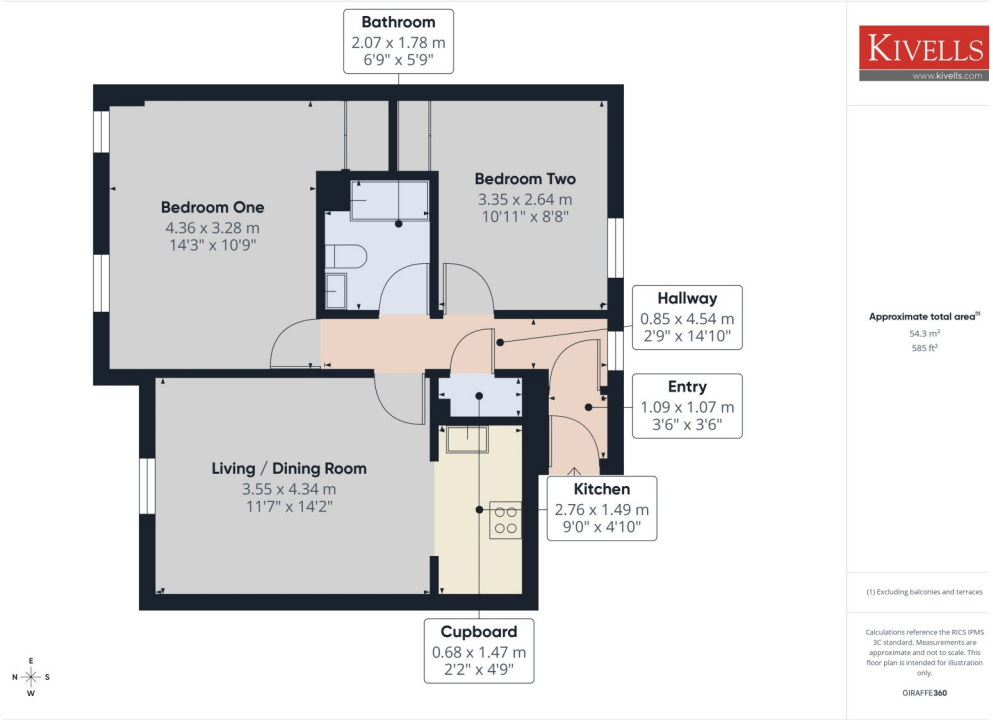
Situated in the heart of Kelly Bray

Ideal first time purchase or investment buy

Being offered for sale with no onward chain

Allocated off road parking

EPC - C



Location

Harris Close is set within the heart of Kelly Bray located on the A388 Launceston to Plymouth road, the popular Swingletree public house is within easy walking distance. Kelly Bray is a mile north of Callington town which offers a range of facilities including supermarket and immediately west of Kit Hill, the highest point in the Tamar Valley Area of Outstanding Natural Beauty, steeped in 18th Century mining history.

The town of Launceston, approximately 10 miles to the north west provides a full range of social, commercial and shopping facilities and sits astride the A30 dual carriageway giving access throughout Cornwall and into Devon linking with the M5 at Exeter, approximately 46 miles. The city of Exeter has mainline railway station and international airport and the city of Plymouth is approximately 15 miles to the south with continental ferry port and mainline railway station.

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A well-presented two bedroom top floor flat situated within the popular residential area of Kelly Bray. Offering spacious living accommodation with kitchen, sitting / dining room, two bedrooms and bathroom. Outside there is access to the communal garden and allocated off road parking. The flat is offered for sale with no onward chain.

Accommodation

COMMUNAL ENTRANCE
Entrance via a communal door into hallway with stairs rising to the first floor. Entrance via a wooden door into: -

ENTRANCE VESTIBLE
Fitted carpet, pendant light and radiator. Door into: -

ENTRANCE HALLWAY
Window to the front elevation. Doors leading to all rooms, radiator, carpeted, pedant light, access to loft hatch and storage cupboard.

KITCHEN / LIVING ROOM
Window to the rear elevation. Carpeted, radiator, wall lights, space for living room and dining room furniture. Range of base and eye level units with roll top work surface, inset gas hob and oven with extractor fan above, tiled splash back, stainless steel sink and drainer, space for free standing washing machine along with fridge / freezer.

BEDROOM ONE
Window to the front elevation. Carpeted, pendant light, radiator and double built-in wardrobe.

BEDROOM TWO
Window to the front elevation. Carpeted, pendant light, radiator and double built-in wardrobe.

BATHROOM
Suite of panel enclosed bath with separate taps, electric shower above with glass screen, tiled splash back, close coupled W.C, pedestal wash hand basin with separate taps, vinyl flooring, radiator and round light.

Outside

There are communal garden areas, refuse area and an allocated car space to the front of the building.

Services

Mains electricity, water, gas and drainage. Mains gas boiler providing central heating and hot water.

Agents Note

Please note the property is Leasehold with a remaining lease of 979 years. There is an annual service charge. For 2022 – 2023 the charge was £941.07 which covers the maintenance of the communal areas and the building along with the insurance.

EE Rating - C

Council tax band - A

Directions

What3Words – bonkers.cracking.fastening

Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website **www.kivells.com.**

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