27 Cedar Close

Callington | Cornwall

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Price Guide £229,950

Tucked away in the corner of a cul de sac is this 2 double bedroom (formally 3) semi detached home. The accommodation comprises of a dual aspect sitting room and rear aspect kitchen/dining room. Established gardens can be found to the side and rear of the property, plus off road parking.

You step into a small hallway with access into the dual aspect sitting room. French doors can be found to the side that access the side garden and seating area. Beyond here is a rear aspect dining area again with French doors out to the rear garden. Adjoining the dining area is a modern kitchen with a range of eye and base level units with a window overlooking the garden.

On the first floor are 2 double bedrooms and a family bathroom. The main bedroom is dual aspect and enjoys distant views of nearby open moorland. To one side are a range of useful built in storage cupboards. Bedroom 2 is another rear aspect double bedroom with 2 windows overlooking the back garden. This room was once 2 separate bedrooms and could easily be reverted back if desired. The bathroom has been refitted in recent times with a matching suite including a shower over the bath.

In front of the property is an off road parking space. To the side of the property adjoining the French doors from the sitting room is a side garden with a covered seating area and an attractive wildlife pond. The rear garden has a range of mature trees and shrubs along with an area that our current vendors use as a vegetable patch. There is also room for a greenhouse and compost bins etc. The property has scope STP to be extended to the side if additional bedroom and living accommodation are required.

Situation

Callington is located in the heart of some fine Cornish landscape. The town is situated in East Cornwall between Dartmoor to the East and Bodmin Moor to the West. Ideally situated at the intersection of the South-North A388 Saltash to Launceston Road and the East-West A390 Tavistock to Liskeard road the area offers great access. The town itself boasts individual and chain shopping outlets including Tesco supermarket. The town is surrounded by local villages and hamlets with a variety of primary schools feeding into the highly regarded Callington Community College. Access-Road - The A30 from Launceston and the A38 from Plymouth provide easy access to Exeter and the M5. Rail - Regular intercity services operate from Exeter and Plymouth to London. Sea - Ferry services operate from Plymouth to northern France and northern Spain. Air - Exeter International Airport provides flights to the Isles of Scilly, Channel Islands, Ireland, Scotland and a number of continental destinations. Bristol International Airport offers flights to numerous European destinations. Newquay Airport offers flights to numerous destinations including London Gatwick. Penzance Airport provides flights to the Isles of Scilly.

Directions

The postcode to the property is PL17 7HG.

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Porch
4'9" x 3'10" (1.47m x 1.18m)

Sitting Room
13'9" x 13'1" (4.20m x 4.01m)

Kitchen / Dining Room
13'9" x 10'5" (4.20m x 3.19m)

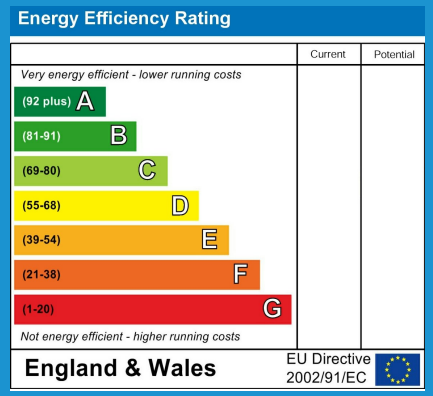
First Floor

Bedroom 1
10'6" x 8'11" (3.22m x 2.72m)

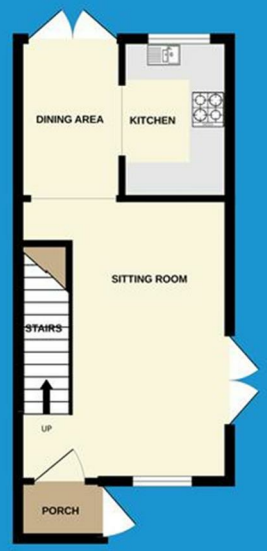
Bedroom 2
13'9" x 9'4" (4.21m x 2.86m)
4.21m narrowing to 1.98m
2.86m narrowing to 2.03m

Bathroom
7'6" x 4'10" (2.30m x 1.49m)

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



Ground Floor



First Floor

AML CHECKS:
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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