



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. It there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



First Floor



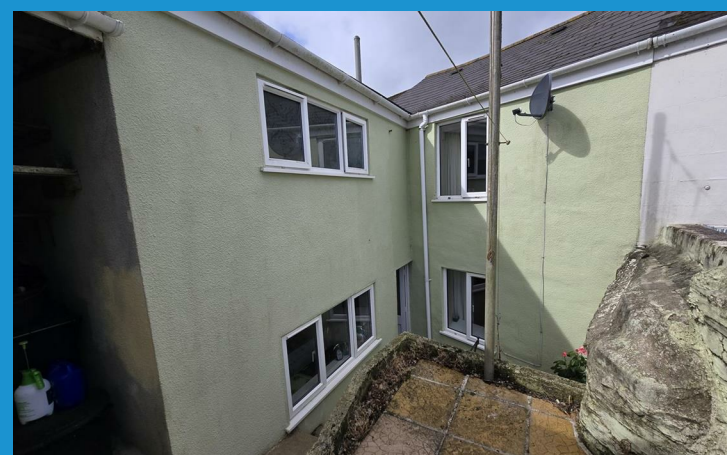
Ground Floor

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	
Passive	

- Entrance Hallway
- Sitting Room 11'6" x 9'5" (3.52m x 2.89m)
3.52m extends to 3.92m
- Dining Room 10'8" x 9'3" (3.26m x 2.84m)
2.84m extends to 3.27m
- Kitchen 14'6" max x 4'11" (4.42m max x 1.50m)
- First Floor
- Shower Room 9'8" x 5'2" (2.95m x 1.59m)
- Bedroom 1 10'11" x 8'8" (3.35m x 2.65m)
3.35m narrows to 2.99m
- Bedroom 2 12'4" x 9'10" (3.77m x 3.02m)
3.02m narrows to 2.67m
- Bedroom 3 9'7" x 6'2" (2.93m x 1.89m)



12 Laburnum Row
| Callington



A deceptively spacious 3 bedroom character property set in Callington with a courtyard garden and a useful garage/workshop at the rear. The property features two adjoining reception rooms with a first floor shower room.

The property has steps leading up to the front door, leading into the hallway where there is a door to the dining room, alongside the stairs to the first floor and access through to the kitchen. The dining room and living room are open to one another, with windows to the front and rear providing plenty of light and a good reception space. The kitchen features a range of wall and base units and has a window and door to the side, providing access to the garden.

On the first floor, there is a half landing with a shower room at the rear. Leading off the main landing are the 3 bedrooms, 2 of which are double bedrooms with a 3rd single bedroom. At the rear there is a courtyard area, with steps up to a garden area laid to patio leading to a gate providing access to the rear, where there is a hardstanding. There is a garage/workshop, with a courtesy door at the side into the garden and a metal up and over door to the rear.



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 is PL17 7BN.