Callington
PL17 7QL

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Guide Price £225,000

Callington is a small thriving town and is situated in the heart of 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, Bus Service, Doctors & Dentist.

- **Modern Staggered Terraced House**
- **Large Living room and Kitchen/Diner**
- **3 Good Sized Bedrooms**
- **Utility/Cloakroom**
- **Gardens and Parking**
- **Spacious accommodation throughout**

The property is approached via the driveway, which leads to the storm porch. A door then gives access to the Hallway, where stairs rise to the first floor and there is a useful storage cupboard and electric storage heater. The Utility/Cloakroom always a popular choice comprises of a vanity unit including a wash hand basin and an enclosed cistern low level WC. There is space and plumbing for a washing machine and space for a tumble dryer. Built in cabinets, frosted window facing to the front elevation and aqua waterproof wall coverings. The generously sized Kitchen/Dining room is fitted with a range of high gloss wall and base units with square edged work top surfaces. There is a four ring induction hob, stainless steel canopy housing the extractor above, double eye level oven, pan drawers and further drawer space. Dishwasher, fridge/freezer and a night storage heater. The room faces to the front elevation and there is space for a dining room table and chairs. An archway leads into the large Living room which is spacious and light, with a window facing to the rear elevation and a door gives access to the rear garden. There is ample room for reception furniture and includes a modern electric heater.

From the ground floor a staircase leads up to the first floor Landing, which has loft access. The first of the three generous sized bedrooms, Bedroom 1 is fitted with a range of bedroom furniture, including wardrobe space, chest of drawers, bed recess section with bedside cabinets, display units and cupboards above. Modern electric heater and a window to the rear elevation which enjoys views across to Caradon and the Cornish countryside. Bedroom 2 has a wardrobe recess area, an electric heater and a window facing to the front elevation. Bedroom 3 is a versatile room that could be utilised for individual purposes. It has an electric heater and a window facing to the rear elevation, again enjoying the views.The Family Bathroom comprises a vanity unit including an enclosed cistern low level WC, a shaped wash hand basin. P shaped bath with a Mira electric shower over, frosted window to the front elevation. An airing cupboard houses the water cylinder and there is an extractor and an electric wall mounted heater.

OUTSIDE

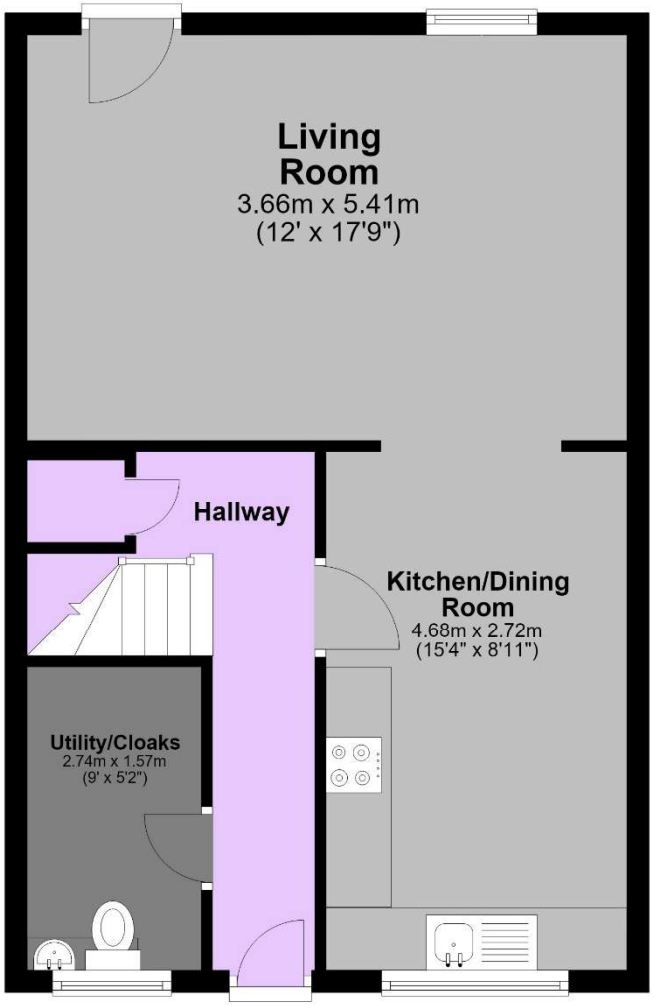
To the front there is a driveway for one vehicle, a lawned area edged with shrubs and fencing.

To the rear, there are steps that lead down to the main garden which is paved, which is ideal for outside dining etc and edged with flower beds, shrubs and borders. All enclosed with garden fencing. Garden shed.

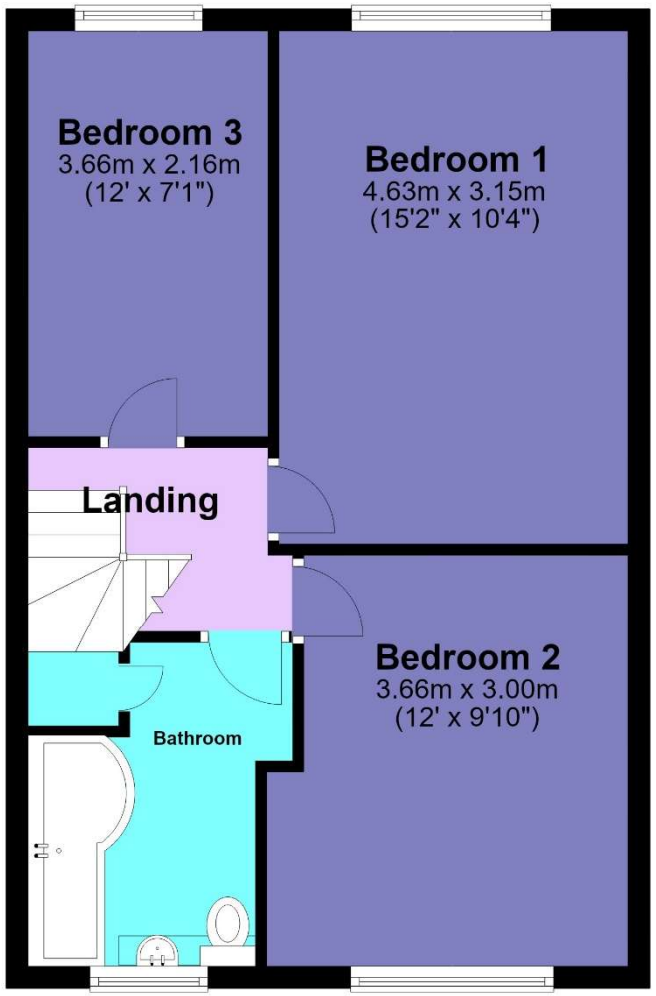
Services: Mains Electric, Water and drainage.
The property benefits from gas central heating , uPVC double glazing and solar panels.

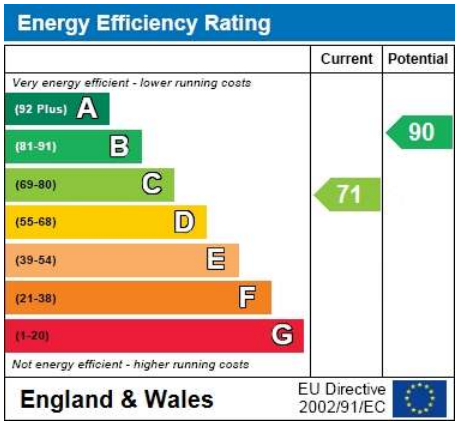
Council Tax: According to Cornwalll Council the Tax Band is B

Ground Floor



First Floor





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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.

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