

**Kelly Bray, Callington**

PL17 8DZ

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# Price £230,000

**Situation: Callington is a small town with a thriving community situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College. The town has a range of Shops, Post office, Doctors, Dentist, Bus service and recreational pursuits to enjoy.**

- **Modern Detached House**
- **3 Bedrooms and Loft room**
- **Good size Kitchen/Dining room**
- **Lounge**
- **Gardens and Parking**
- **Gas Central Heating and Double Glazing**
- **NO ONWARD CHAIN**











This modern detached house is being sold with the advantage of NO ONWARD CHAIN and is only one of three properties situated within a small mews of similar houses in a tucked away location.

An entrance door opens into the Hallway where there are stairs rising to the first floor and an under stairs storage cupboard. Cupboard with plumbing for washing machine. The Cloakroom comprises of low level WC, wash hand basin with window facing to the side. The nice sized Lounge has a window facing to the front and has ample room for reception furniture. An archway leads to the Kitchen/Dning room which is fitted with a range of high gloss units, built in under unit fridge/freezer, double oven, microwave/combination oven, 4 ring gas hob and built in dishwasher. There are bi fold doors to the rear garden and space for a table an chairs.

On the first floor the Landing which faces to the front provides access through to the bedrooms and bathroom and there is a radiator. Bedroom 1 is a double bedroom, has a radiator and a window to the rear. Bedroom 2 is a double bedroom, has a radiator and a window to the front with countryside views. Bedroom 3 is a single bedroom, has a radiator and a window to the side. The Bathroom has a bath with mixer tap attachment, encased cistern low level WC, vanity unit, over sized shower cubicle housing 2 shower heads. Window facing to the rear, heated towel rail and cupboard housing the central heating and hot water boiler.

The loft hatch opens to a loft room which has great possibilities subject to any necessary consents.









## OUTSIDE

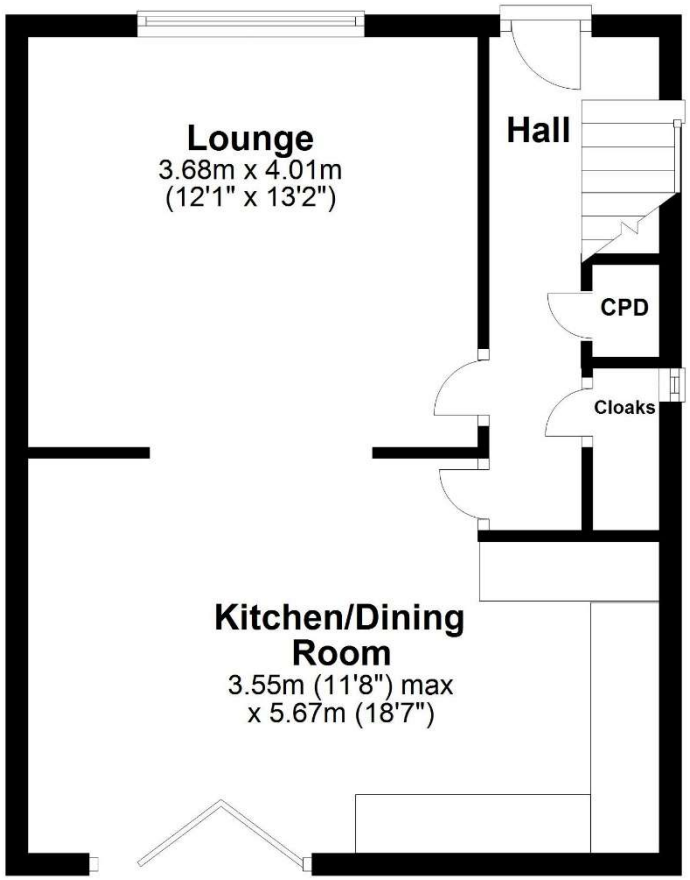
To the front of the property there are parking spaces, steps and a slate paved pathway leading to the front entrance.

To the rear there is a patio ideal for outside dining, a lawn with raised beds and banked walled area. The garden is enclosed with fencing.

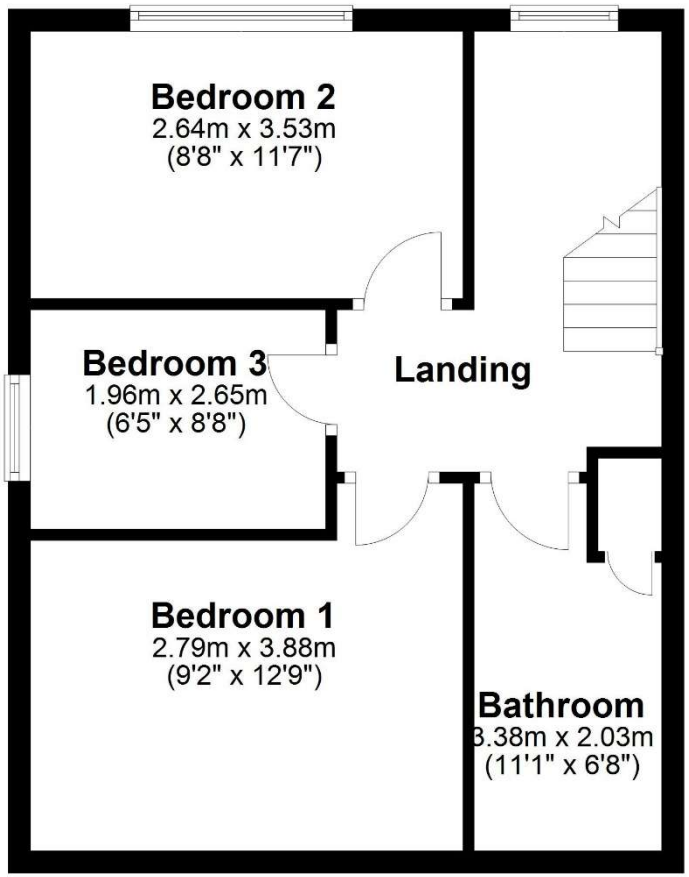
Services:- Electricity, Gas, Water and Drainage.

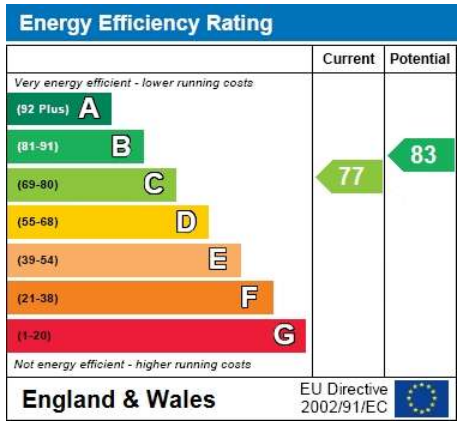
Council Tax: According to Cornwall Council the council tax band is C.

## 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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