



Callington

PL17 7BB



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ESTATE AGENTS

Guide Price £265,000

Situation:- Callington is a small town with a thriving community & is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College a selection of shops, Post office, Cafes, Churches, Bus services, Town Hall & a number of recreational clubs and pursuits

- Link Detached House close to the Town centre
- Large Lounge/Dining room
- In need of some modernisation
- 3 Double Bedrooms
- Garage, Parking and Gardens
- NO CHAIN



The main entrance door with matching side panel opens into the Hallway where there is an under stairs recess with storage cupboard. Stairs rise to the first floor and there is a cloaks hanging cupboard. The downstairs Cloakroom comprises a low level WC, wash hand basin with decorative curtain below, tiled splash back, part tiling to the walls and window to the front. To the right hand side of the hallway a door gives access through to the good sized, light and airy Lounge/Dining Room. This room benefits from full height windows to the front elevation, overlooking the garden. It has a gas fire and ample room for reception and dining room furniture. There are also uPVC double glazed windows overlooking the rear garden. The Kitchen is fitted with base units and a wall unit, has roll top work surfaces and drawer space. Space for a cooker and under unit space and plumbing for washing machine or dishwasher. There is a larger cupboard with shelving and a further cupboard housing the central heating and hot water boiler. Wall mounted heater and a side door gives access to a covered pathway, leading to the back garden.

On the first floor the Landing has access through to the bedrooms and bathroom and there is loft access. Bedroom One is a double bedroom and is facing to the rear overlooking the garden with views across to Kit Hill. Bedroom Two is a double bedroom which has windows to the front elevation and recessed area for bedroom furniture. There is also a wardrobe with hanging rail and shelving. Bedroom Three is also a double bedroom facing to the rear, overlooking the attractive garden and has a wardrobe. The Bathroom comprises low level WC, vanity unit incorporating a shaped wash hand basin, bath and separate shower cubicle housing the bar shower with tray and enclosing doors. There is also a uPVC frosted double glazed window to the front elevation.



OUTSIDE

The property is approached via a pathway giving access to the Storm Porch. The front garden is laid to lawn, with a section finished in gravel. The rear garden is enclosed with walling offering privacy. There is a timber built summer house, trees, shrubs and flower beds. There is a pebble finished section ideal for use as a patio and a raised lawn edged with flower borders. There is a Garage with an up and over door and a side door. Plus a rear attached Workshop with window. There is also additional parking for 1 -2 vehicles.

Services: Mains Electric, Gas, Water and drainage.

Council Tax: According to Cornwall Council the Council Tax Band is C.

The property has Gas central heating and uPVC double glazing.





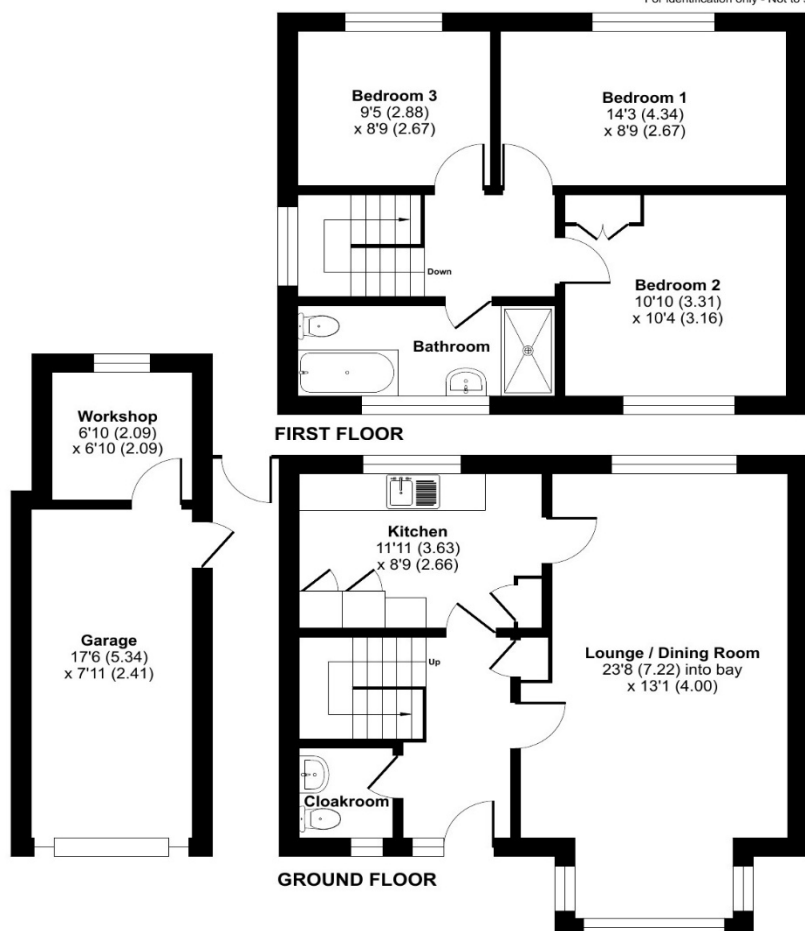
Callington, Callington, PL17

Approximate Area = 965 sq ft / 89.6 sq m

Garage = 189 sq ft / 17.5 sq m

Total = 1154 sq ft / 107.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Dawson Nott Ltd. REF: 1429793

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

