



Callington
PL17 7EU



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Guide Price £199,950

Situation:- Situation:- Callington is a small town with a thriving community and is 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 surgeries. Regular bus services.

- Greatly improved Semi Detached House
- Lounge with feature fireplace and Dining room
- 2 Double Bedrooms
- Wet room
- Parking and Gardens
- Situated with favoured location



The property is entered via the Porch through a recently replaced door. The Lounge has a feature fireplace complete with a living flame, electric fire, with ornamental surround and mantel. The room faces to the front with stairs rising to the first floor. The Dining room has space for a table and chairs and has a useful under stairs storage cupboard. A door then provides access to the lean to Greenhouse which faces to the rear overlooking the garden. The Kitchen follows on and is fitted with a range of base units, roll top work surfaces with a 4 ring Electric hob. It faces to the rear, again overlooking the garden.

On the first floor the Landing provides access to the bedrooms and bathroom. Bedroom 1 is a double room with wardrobes and faces to the front enjoying views across the countryside. Bedroom 2 was originally two rooms and is a double bedroom which faces to the rear overlooking the garden. The Wet room comprises of low level WC, wash hand basin, half height doors to the shower area with a Mira Electric shower, drainage system and flooring.

The property has uPVC double glazing. Please note the property previously had gas central heating and this could be reinstalled if required.



OUTSIDE

To the front, there is a driveway for 3-4 vehicles, with a pathway leading up to the main entrance. There are areas of lawn, flowers, shrubs and walling. To the rear, there are two patio areas ideal for outside dining with the main garden laid to lawn, with flowers and shrubs and 2 ponds. The garden is enclosed with garden fencing,

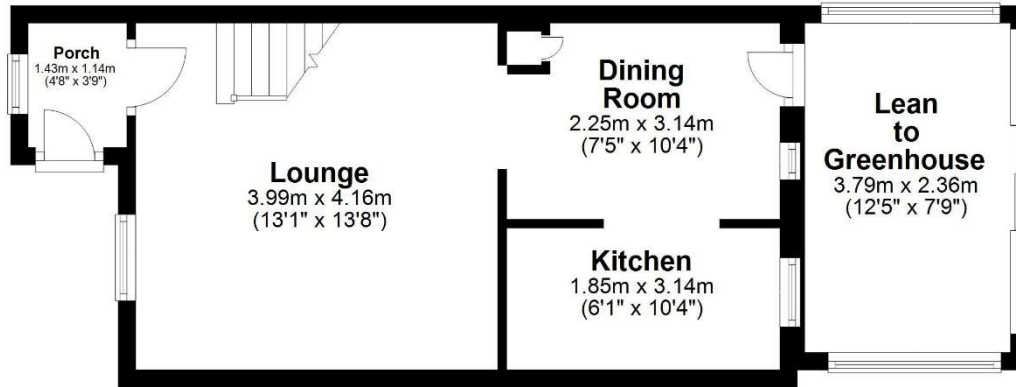
Services:- Mains Electric, Water and drainage.

Council Tax:- According to Cornwall Council the Tax Band is B



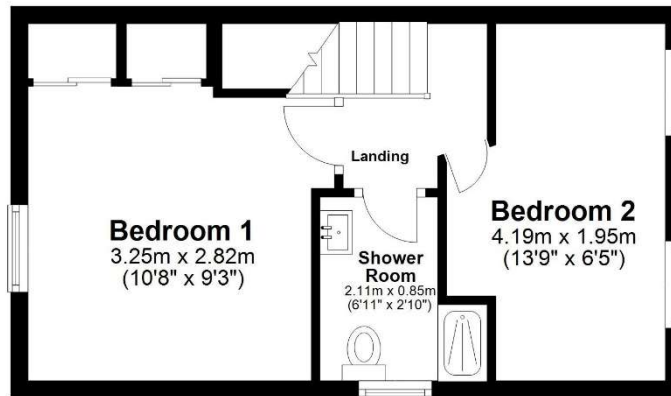
Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

