



Kelly Bray, Callington

PL17 8ER

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ESTATE AGENTS

Guide Price £220,000

Kelly Bray is a village in east Cornwall situated one mile north of the town of Callington. The village has a post office/general store, pub, bus service and bakery/cafe. Callington has a further range of amenities and facilities and there are nearby recreational pursuits.

- Modern Semi Detached House
- 3 Bedrooms
- Lounge & Conservatory
- Kitchen/Dining room
- Gardens and parking for 4 Cars
- NO CHAIN



The property is approached via the driveway which leads up to a front entrance. There is a storm porch and the main entrance door opens to the Porch having a radiator. An internal door leads to the main Hallway, which has stairs rising up to the first floor, an under stairs recessed area, radiator and a cupboard housing the central heating and hot water boiler. Access is also provided through to the ground floor accommodation. Opening through to the Kitchen/diner there is a range of wall and base units with roll top work surfaces. Four ring electric induction hob with an oven below and a stainless steel canopy above incorporating the extractor. Under unit space and plumbing for dishwasher and washing machine, with space for large fridge/freezer. Room for a table and chairs, sink unit and a window facing to the front elevation. The Cloakroom has a low level WC, wash hand basin, radiator and extractor. The Lounge has a feature brick, wall papered wall, radiator and room for reception furniture. There is a window looking through to the conservatory and French doors. The Conservatory has opening and encased windows with French doors giving access to the rear garden. This room could be used as a second reception room if required.

On the first floor there is a Landing with loft access, radiator, a storage cupboard with hanging rail and shelving and access through to the Bedrooms and Bathroom.

Bedroom One, is a double bedroom facing to the front elevation which enjoys distant views. It has a wardrobe and radiator. Bedroom Two is a double bedroom facing to the rear elevation and has a radiator. Bedroom Three faces the rear elevation over looking the garden and has a radiator. The Bathroom comprises of a low level WC, wash hand basin, bath with a mixer tap shower over, part tiling to the walls, radiator and extractor.



OUTSIDE

To the front there is a driveway and parking facilities for approx four vehicles.

A side entrance pathway and gate gives access to the rear garden.

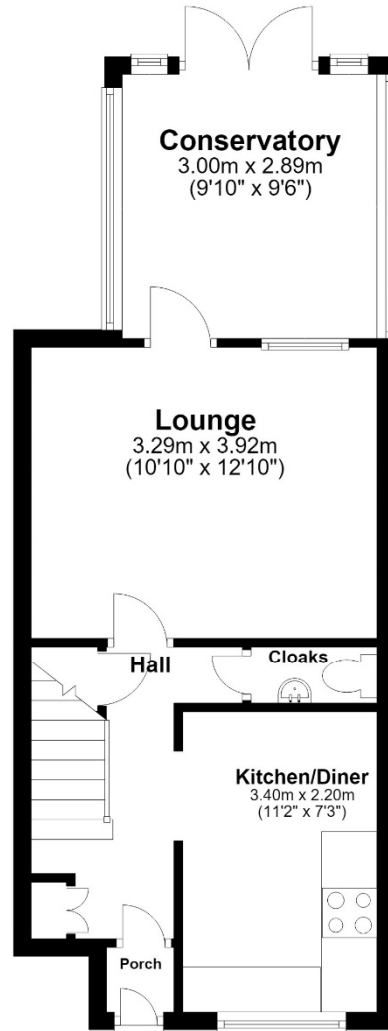
To the rear there is a paved terrace and a pathway. A gateway with steps rises to the main garden. This is mainly laid to lawn with shrubs and is enclosed for privacy.

Services:- Electricity, Gas, Water and drainage

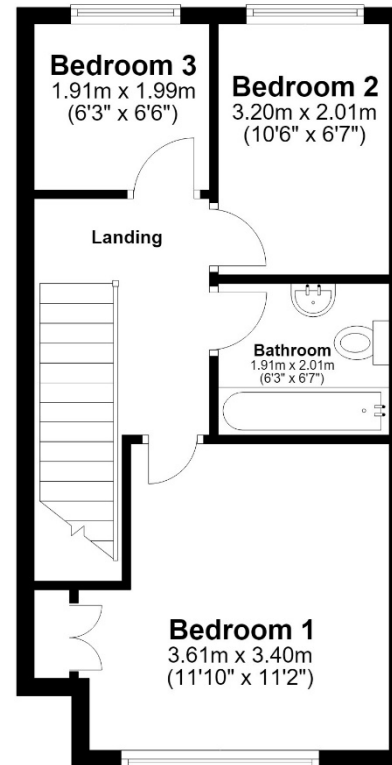
Council Tax:- According to Cornwall Council the band is C



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(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.

