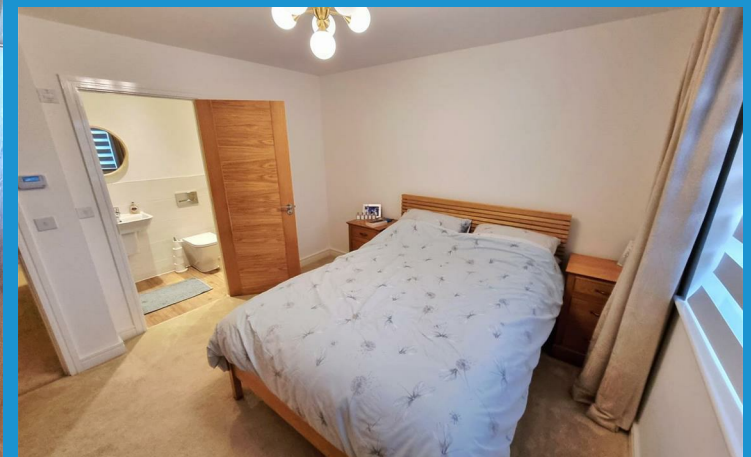




Bal Road  
Callington | Cornwall



Town • Country • Coast



Situated towards the end of a no-through road with low passing traffic and a South East-facing garden giving plenty of sunlight all day is this detached 4 bedroom family home. Overlooking the rear garden is the generous open plan kitchen/dining/family room. The property has a driveway to the side plus a further single garage and parking space.

You step into a large and welcoming hallway with a storage cupboard and WC. The sitting room is front aspect and is a great size for family gatherings. Overlooking the landscaped rear garden is a large light and airy open plan kitchen/dining/family space. The kitchen area has a range of modern eye and base level units plus various integrated appliances and a useful breakfast bar. Next to the kitchen is a sizable dining area. Beyond here is a family space perfect for a sofa and is in front of the french doors giving direct access out to the garden.

On the first floor are 4 bedrooms and 2 bathrooms. The master bedroom is front aspect and has the added benefit of an en suite shower room. The remaining bedrooms all share a well appointed family bathroom with a shower over a bath.

The property is located towards the end of a cul de sac with a near by green space. Next to the property is a driveway and a gate opening into the landscaped rear garden with is level and offers a good degree of privacy. Adjoining the french doors is a large patio area perfect for outside entertaining. Adjoining the patio are 2 circular areas of artificial grass surrounded by grey chippings. The garden has been specifically landscaped with low maintenance gardening in mind however this could easily be altered if desired. From the rear garden steps take you up to a pedestrian door into the single garage. The garage is accessed to the rear of the property and has power and light connected plus an electric garage door with a parking space in front of.



### Situation

Callington is located in the heart of some fine Cornish landscape. The town is situated in East Cornwall between Dertmoor to the East and Bodmin Moor to the West. Ideally situated at the intersection of the South-North A388 Saltash to Launceston Road and the East-West A390 Tavistock to Liskeard road the area offers great access. The town itself boasts individual and chain shopping outlets including Tesco supermarket. The town is surrounded by local villages and hamlets with a variety of primary schools feeding into the highly regarded Callington Community College. Access-Road - The A30 from Launceston and the A38 from Plymouth provide easy access to Exeter and the M5. Rail - Regular intercity services operate from Exeter and Plymouth to London. Sea - Ferry services operate from Plymouth to northern France and northern Spain. Air - Exeter International Airport provides flights to the Isles of Scilly, Channel Islands, Ireland, Scotland and a number of continental destinations. Bristol International Airport offers flights to numerous European destinations. Newquay Airport offers flights to numerous destinations including London Gatwick. Penzance Airport provides flights to the Isles of Scilly.

### Directions

The postcode to the property is PL17 7FR. From Callington exit the town using the A388 Launceston Road. Follow this road passing the college and after a short distance turn left into South Hill Road. Follow this road and turn left Glebe Meadow and left again into St Mary's Road. Proceed ahead into Bal Road where the property will be seen on your left hand side.

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**Entrance Hallway**  
With A Storage Cupboard and WC

**Living Room**  
15'7" x 13'5" (4.76m x 4.10m)

**Kitchen / Dining Room**  
21'0" x 14'11" (6.42m x 4.55m)

**First Floor**

**Bedroom 1**  
12'0" x 11'3" (3.67m x 3.45m)

**En-Suite**  
8'2" x 5'10" (2.50m x 1.80m)

**Bedroom 2**  
12'0"m x 8'6" (3.67mm x 2.61m)

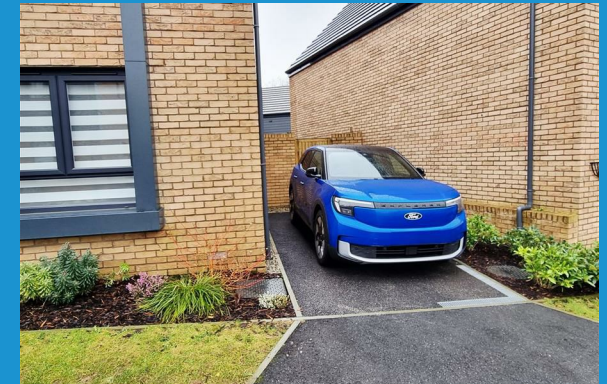
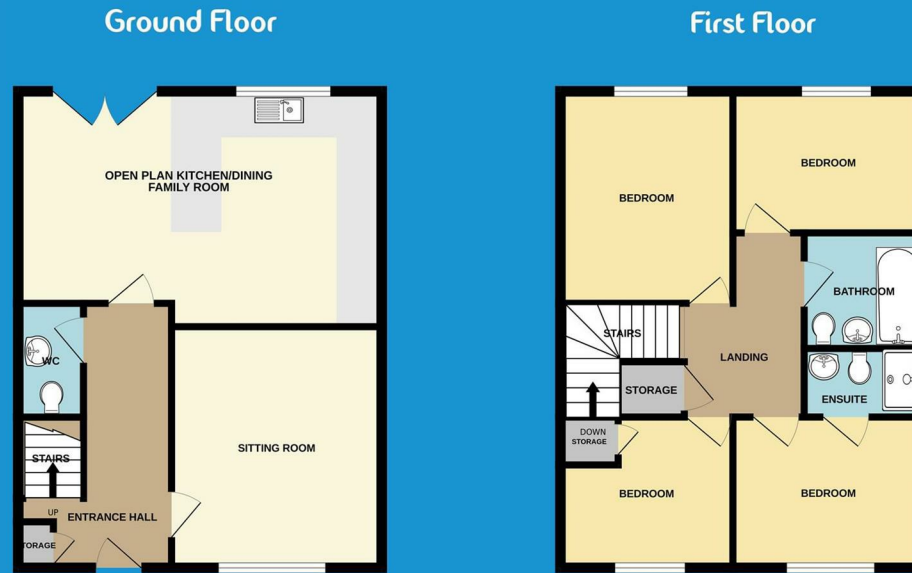
**Bedroom 3**  
13'3" x 8'7" (4.04m x 2.63m)

**Bedroom 4**  
10'8" x 8'7" (3.26m x 2.63m)

**Bathroom**  
8'2" x 6'4" (2.50m x 1.95m)

**Garage**  
20'0" x 10'3" (6.11m x 3.14m)

**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band E  
Estate Management Charge - £259 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(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	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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