



Callington
PL17 7PZ

Guide Price £95,000
Leasehold



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Situation:- Callington is a small town with a thriving community and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. IT HAS Infant and Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post Office Doctors and Dentist.

A well-presented ground floor flat situated within a cul de sac location within the heart of Callington close to all local amenities and facilities. Gas central heating and Double Glazing. Outside there is Parking for 1 car. Ideal first-time purchase. BEING SOLD WITH NO ONWARD CHAIN. Internal doors give access to the Bedroom and Lounge/Dining room. A spacious sunny double bedroom which also offer space for additional furniture. The spacious lounge/dining room has a sunny front aspect with ample room. Cupboard with plumbing and space for washing machine and shelving. From here there an open aspect modern fitted kitchen giving the open plan feel. Fitted with a range of modern wall base units incorporating the gas hob and electric oven/grill beneath and a stainless-steel canopy above housing the extractor. Space is available for the upright fridge/freezer. A cupboard houses the Worcester central heating/hot water boiler. The shower room comprises of low-level WC, shower cubicle with shower door houses the electric shower. Heated towel rail, extractor, shaver point.

Outside:- There is level access to the front of the property. At the right-hand side of the property there is a parking space for one vehicle.

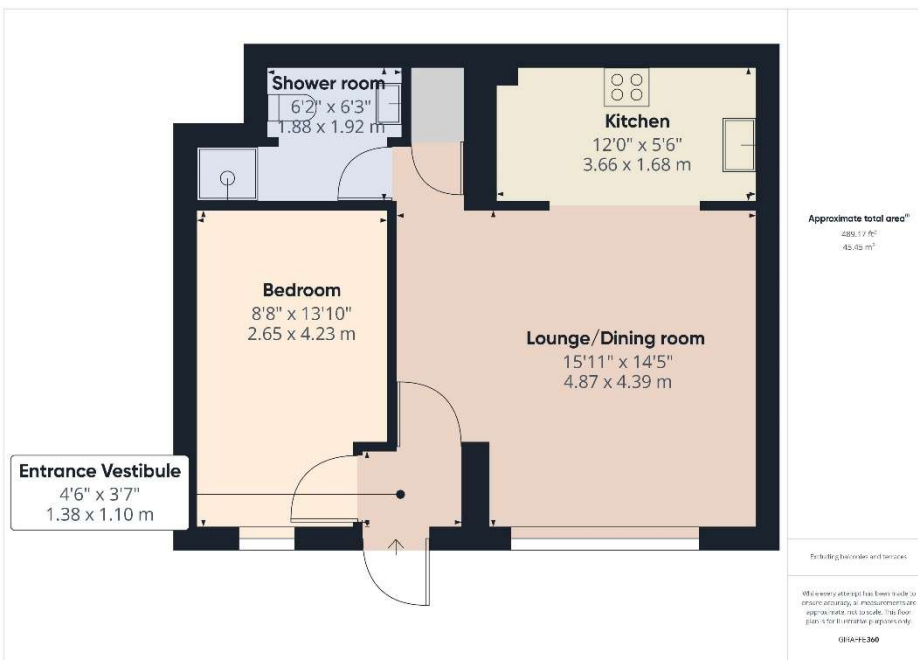
Mains Services:- Gas, electric, water and drainage are connected.

Service Charges:- £400.00 P.A

Ground Rent:- £1.00 P.A – peppercorn rent

Lease Details:- The vendor has advised that there is a 999 year lease provided with 997 years remaining.

Council Tax Banding:- According to Cornwall council the council tax band is A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	71	73
(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	

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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