



Callington

PL17 7QG



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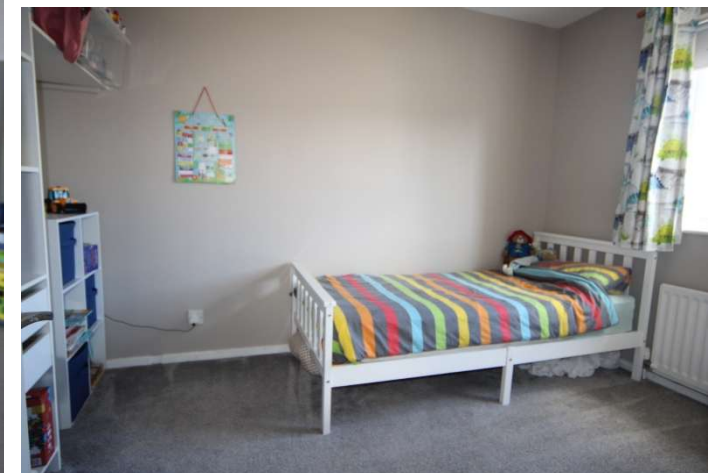
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ESTATE AGENTS

Guide Price £250,000

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

- Modern Semi Detached House
- Located within popular development
- Lounge and nice size Kitchen/Dining room
- 3 Bedrooms
- Attractive Gardens and Parking
- Would make an ideal home for a variety of buyers



The front entrance door opens into the Hallway with a window facing to the side, a radiator and stairs rising to the first floor. A door then opens into the main reception room, being the Lounge. This is of a good size and faces to the front, with a radiator and under stairs storage cupboard. A further door leads through into the Kitchen/Dining room. The kitchen area is fitted with a comprehensive range of wall and base units with work top surfaces. There is a 4 ring Gas hob with a stainless steel and glass canopy above, housing the extractor. There is drawer space, built in dishwasher, under unit space and plumbing for washing machine, an eye level oven and pan drawers. Part modern brick tiling to the walls and a window faces to the rear. There is space for a modern over sized fridge freezer and the Dining area provides space for a table and chairs. There is a radiator and then French doors provide access to the rear garden. From the ground floor the staircase leads up to the first floor and Landing, where there is a Loft access, a window to the side, a cupboard with shelving and access can be gained to the bedrooms and bathroom. Bedroom 1 is a double bedroom with built in mirror fronted wardrobes, radiator and a window faces to the front with distant countryside views across to Caradon. Bedroom 2 is a double bedroom, facing to the rear, overlooking the garden and there is a radiator. Bedroom 3 is a single bedroom with a window facing to the front, enjoying the views and has a radiator. There is also a useful over stairs storage cupboard that could be utilised as a child's wardrobe or for storage purposes. Finally the modern Bathroom comprises of a low level WC, wash hand basin, bath with bar shower over, extractor, frosted window to the rear, detailed modern tiling, and a heated towel rail.



OUTSIDE

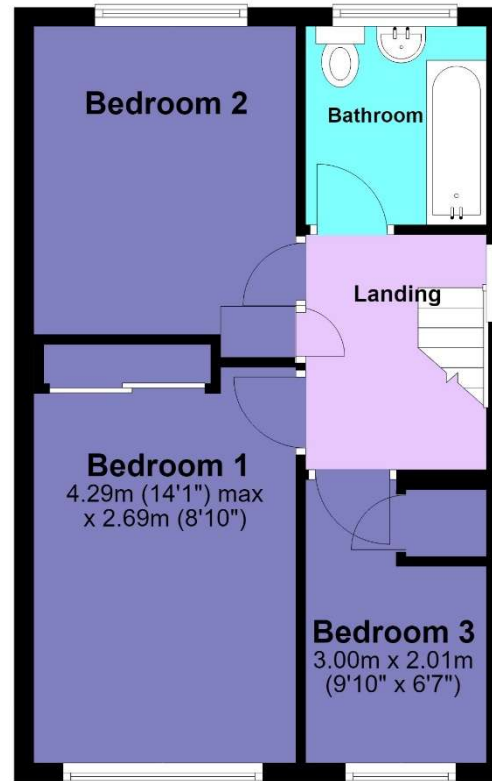
The property is approached via the driveway, suitable for 1 vehicle. The front garden is laid to lawn with flower and shrub borders. Then there is a side access gate and a side pathway which provides access to the rear. The rear garden offers a decked terrace, a paved patio area, outside tap and three steps lead up to an area suitable for outside dining and entertaining. This area is edged in pebbles and there are a selection of shrubs. A picket fence and gateway open up to an enclosed section of lawn ideal for children. There is a vegetable patch, a shed and the garden is enclosed by fencing. Services: Mains Electric, Gas, Water and drainage. Council Tax: According to Cornwall Council the Tax Band is C.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C	76	
(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.

