



Callington

PL17 7EU



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E S T A T E A G E N T S

Guide Price £179,995

Situation: Callington is a small town with a thriving community situated in 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 and Dentists.

- Tucked Away Location
- 2 Double Bedrooms
- Modern Kitchen & Shower Room
- Private Enclosed Garden
- Tandem Parking For two Vehicles
- NO CHAIN



When entering the spacious Hallway a staircase rises to the first floor and landing and doors lead to the ground floor accommodation. The kitchen enjoys a front aspect outlook with a modern fitted kitchen with ivory high gloss doors and contrasting wood effect work surfaces, glazed tiled splash backs and inset stainless steel sink. There are built in appliances to include an inset electric induction hob with electric oven beneath and extractor canopy over, there is also space for additional appliances if required. The Worcester boiler is wall mounted and supplies the gas central heating and hot water. The spacious Lounge/Diner has patio doors which gives access out into the private enclosed garden and offers ample space to accommodate your reception furniture. There is also a door giving access to the under stair's storage cupboard. Now to the first floor, from the L shaped landing doors lead off to the first-floor accommodation. The Master Bedroom is a spacious double room with a rear aspect outlook onto the garden, this room has ample space for a selection of bedroom furniture to include wardrobes. Bedroom 2 is a further double room and would make a really good size single, this has a twin front aspect outlook. There is ample storage with door giving access to the built-in over stairs cupboard which is where the hot water tank can be found and has the benefit of fitted shelving. There is a built-in wardrobe with double doors offering ample hanging space with fitted shelving over. The bathroom at present is fitted with a shower cubicle but there is the option to reinstate a bath if required. This has a side aspect outlook and comprises of low-level WC, wash hand basin and the walk-in shower cubicle, handy wall mounted medicine cabinet and heated towel rail.



OUTSIDE

To the front of the property is where the parking area can be found. It offers tandem parking for 2 vehicles and is situated near to the front door. The garden is level and mainly laid to lawn with an established shrub border to the side. A paved pathway leads to the front entrance.

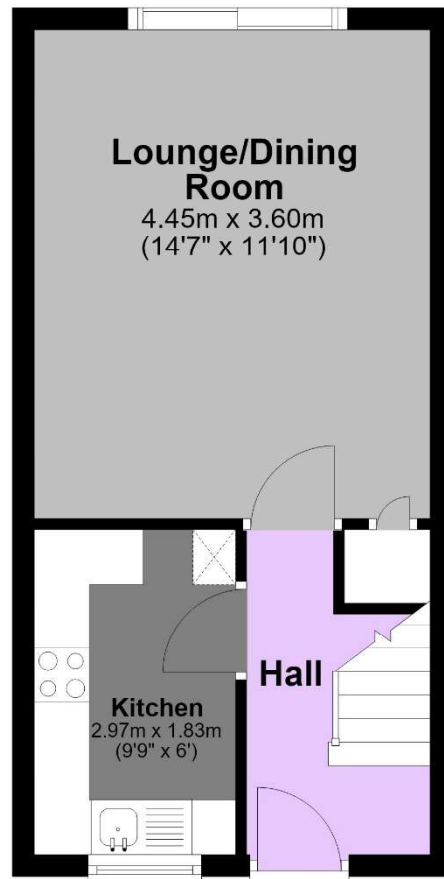
To the rear of the property is a private fully enclosed garden with a selection of established trees and 2 small out buildings. From the generous patio seating area which is ideal for barbecues and entertaining, there are 2 small steps raising to the level lawn. This is edged with some raised shrub borders. Access to the garden is also available from the side of the property.

Services:- Mains water, drainage, electricity and gas are connected.

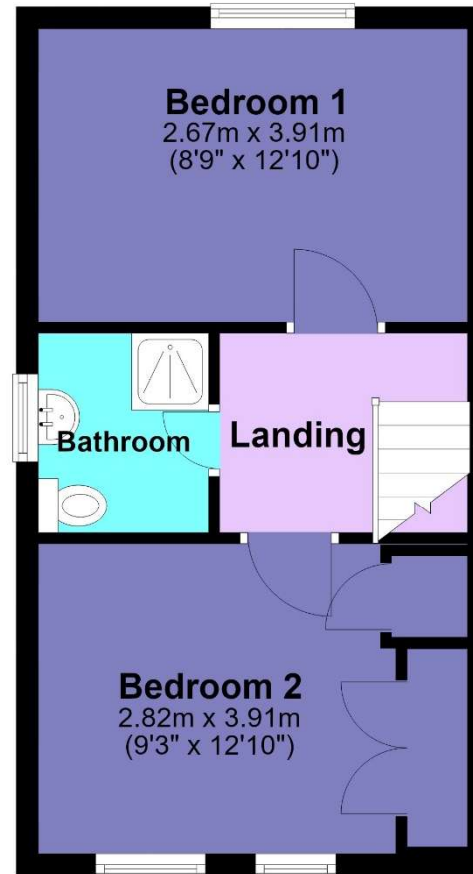
Council Tax:- According to Cornwall Council the council tax band is B.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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.

