



Callington. PL17

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DAWSON **nott**
E S T A T E A G E N T S

Guide Price £330,000

Spacious 4 bedroom det bungalow with a great opportunity for someone looking for a project with ample room to extend. 2 receptions, Kitchen/breakfast room. Occupies a generous plot with garden to front and rear and far reaching views. Benefits garage, ample parking, Gas CH and uPVC DG. NO CHAIN

- Generous Size Plot
- 4 Bedrooms, 2 Receptions
- In Need Of Renovation
- uPVC Double Glazing & Gas CH
- Garage And Ample Parking
- Level Walking To Local Amenities



The 4 Bedroom detached bungalow is deceptively spacious and occupies a generous size plot, situated with a popular residential location with level walking to all local amenities. The property offers so much potential for growth and would benefit from updating. The front access is at the side of the property with the rear access at the opposite side. There is a hallway to which all the rooms lead off. There is a generous lounge and formal dining room offering ample space. The kitchen/utility would make an ideal open plan kitchen/breakfast and a doorway gives access out to the side. There are two shower rooms with one allowing space for a bath to be re-installed. There are 4 bedrooms with potential for a 5th bedroom. The property benefits from gas central heating and uPVC double glazing.



OUTSIDE

The property occupies a generous size plot. Access is via a shared driveway which leads to the detached garage. To the front of the property is a level garden enclosed with walling and hedging being mainly laid to lawn. The gravelled driveway leads to the garage and continues across the front of the property offering ample parking. The front and rear access is to each side of the property. Both pathways continue to the rear of the property. The garden at the rear is a generous size and enclosed with shrub hedging. Being fully laid to lawn it offers ample room for keeping small animals if required. There are uninterrupted countryside views toward Caradon Hill to be enjoyed.

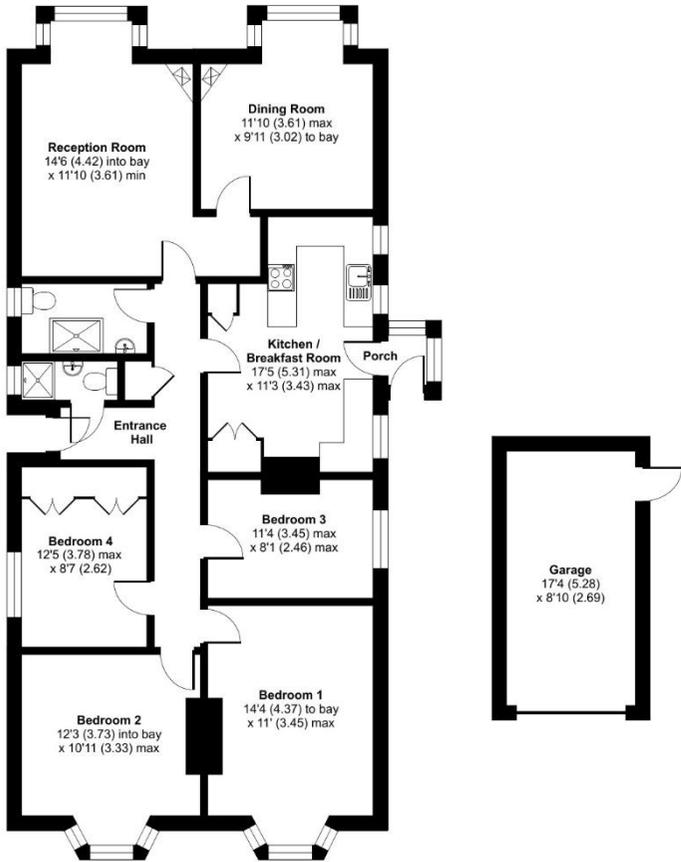
Mains Water, Electric, Gas and Drainage are connected.

Cornwall Council State Band D.



Liskeard Road, Callington, PL17

Approximate Area = 1287 sq ft / 119.5 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1440 sq ft / 133.7 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Dawson Nott Ltd. REF: 1382473

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	60		
(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.

