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14 WILLOW CLOSE, CALLINGTON, PL17 7HZ

PRICE GUIDE £225,000





A semi-detached house in tucked away position on this sought after cul-de-sac within convenient walking distance of the town amenities. About 764 sq ft. Sitting Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Driveway Parking, Garage, Garden.

LAUNCESTON 11 MILES, TAVISTOCK 10 MILES,
PLYMOUTH 15 MILES

LOCATION

The town of Callington boasts a range of local amenities including a medical centre, Tesco supermarket, places of worship, primary and secondary schools, library and bus services.

Callington is a small town situated in East Cornwall, just 11 miles from the market towns of Launceston and Tavistock and only 15 miles from Plymouth city centre via the Tamar Bridge at Saltash.

Kit Hill Country Park is within two miles of Callington and offers countryside walks, panoramic views and landmarks of historic interest. There are also many sporting and recreational facilities available in and around Callington, together with nearby golf courses at Launceston and the internationally famous St Mellion International Resort.

The town of Saltash has a wide range of shopping facilities including a Waitrose store on its northern outskirts and a mainline railway station (London Paddington 3 hours).



The beautiful countryside of the Tamar Valley AONB is in close proximity and the city of Plymouth lies within a short drive and boasts a wide range of shopping, educational and recreational facilities centered around the fascinating and historic waterfront areas of The Barbican and Hoe.

DESCRIPTION

14 Willow Close comprises a semi-detached house in a traffic free position and with fabulous views over the town onto the foothills of Bodmin Moor.

The property benefits from full double glazing and mains gas central heating with an energy performance certificate rating of C. The property will be found to be well presented with new carpets and freshly decorated throughout.

The accommodation extends to about 764 sq ft and briefly comprises - GROUND FLOOR - Canopy Porch - Reception Hall - 13' Sitting Room - 11' Dining Room - 11' Kitchen - FIRST FLOOR - 3 Bedrooms - Family Bathroom.

OUTSIDE

A private driveway shared with the neighbour leads to parking for 2 cars and the garage.

The rear garden is enclosed with a paved patio immediately adjacent to the house leading onto the level lawn.

EPC RATING - C, COUNCIL TAX BAND - C
SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS

Using Sat Nav - Postcode - PL17 7HZ







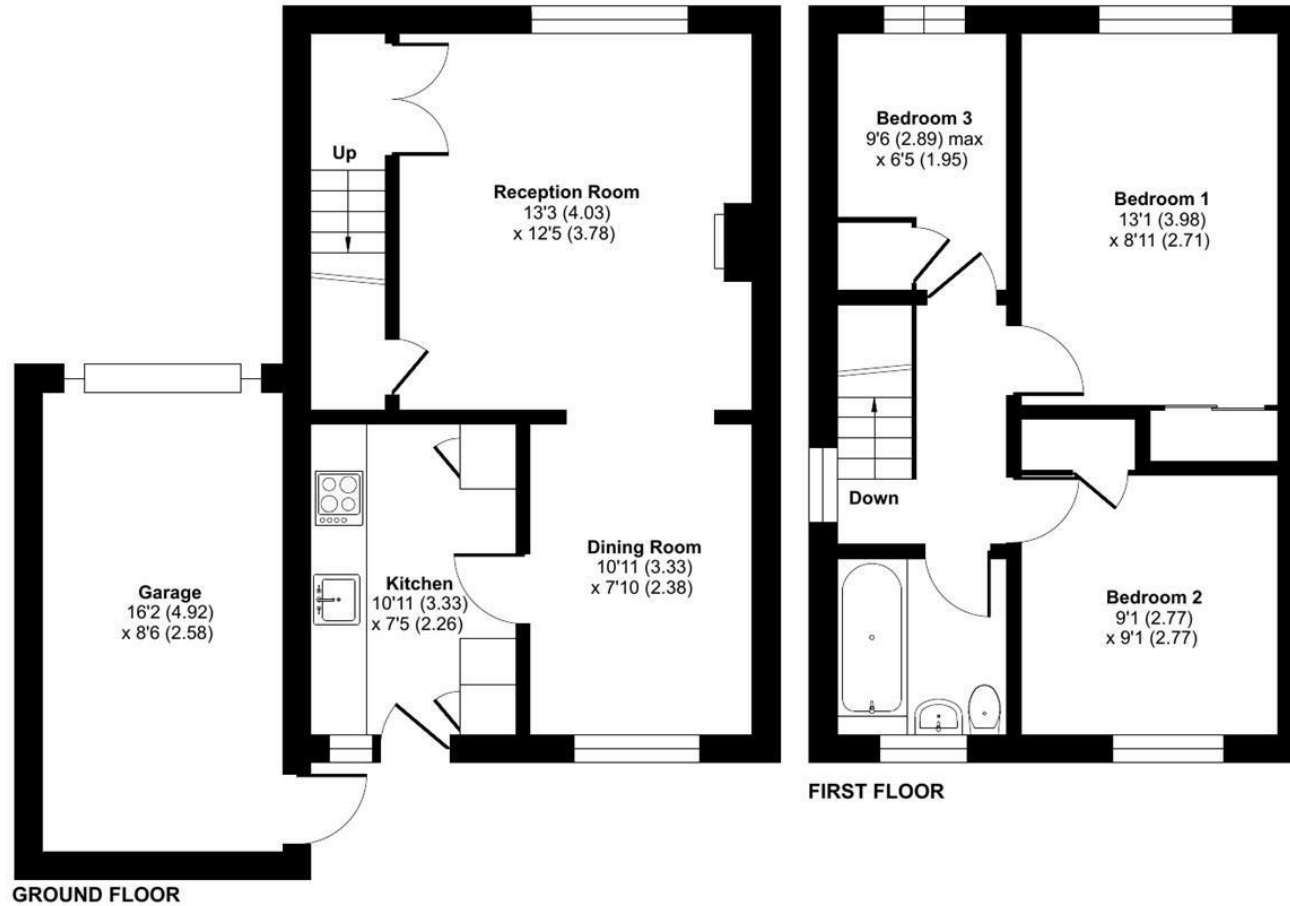
Willow Close, Callington, PL17

Approximate Area = 764 sq ft / 70.9 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 901 sq ft / 83.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1457595

These particulars should not be relied upon.