



Callington
PL17 7JJ

Guide Price £160,000
Freehold



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Situation: Callington is a small town with a thriving community and is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College. The town has a range of Shops, Post office, Doctors & Dentist surgeries. Regular bus services.

An attractive quaint cottage situated a stones through away from the towns amenities and facilities being sold with NO ONWARD CHAIN. You enter the property through the Storm porch. The front door opens into the Hallway with access through to the ground floor accommodation and stairs rising to the first floor. Bedroom 1 is a double bedroom with deep silled windows facing to the front elevation and has a radiator. Bedroom 2 faces to the side and has a radiator. The Bathroom comprises of a low level WC, wash hand basin, bath with an electric shower over. There is an extractor, window to the side, part tiling to the walls, tiling to the floor, shaver point and heated towel rail. A useful under stairs area has a Utility section with plumbing and space for a washing machine, a corner wash hand basin with tiled splash back and storage space.

On the first floor the Landing has wooden stripped floorboards, radiator, velux window and there is access through to the Cloakroom, Kitchen and Lounge/dining room. The Cloakroom has a low level WC, wash hand basin with a tiled splash back, cupboard housing the central heating and hot water boiler, radiator and wooden stripped floor boards. The Kitchen is fitted with a range of wall and base units, roll top work surfaces, four ring gas hob with an electric oven beneath and a stainless steel canopy above incorporating the extractor. Coloured tiling, space for slimline dishwasher and under unit fridge, display areas, shelving and a window to the side with a tiled feature sill. The Lounge/dining room is a nice sized room and has a feature picture shaped window facing to the front elevation with a deep sill. Room for reception and dining room furniture, false fireplace with an electric fire and there is also a side window with a deep sill. Radiator and wooden stripped floor boards.

In our opinion the property should be viewed to be fully appreciated.

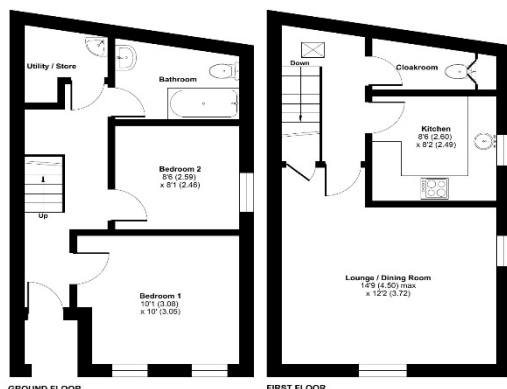
Services:- Electric, Gas, Water and Drainage.

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



Callington, Callington, PL17

Approximate Area = 642 sq ft / 59.6 sq m
For illustration only - Not to scale



Floor plans produced in accordance with NISCS Property Measurement (2nd Edition).
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Produced for Dawson Nott Ltd. REF: 1468510

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(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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