



Lady Beam Court

Kelly Bray | Callington | Cornwall



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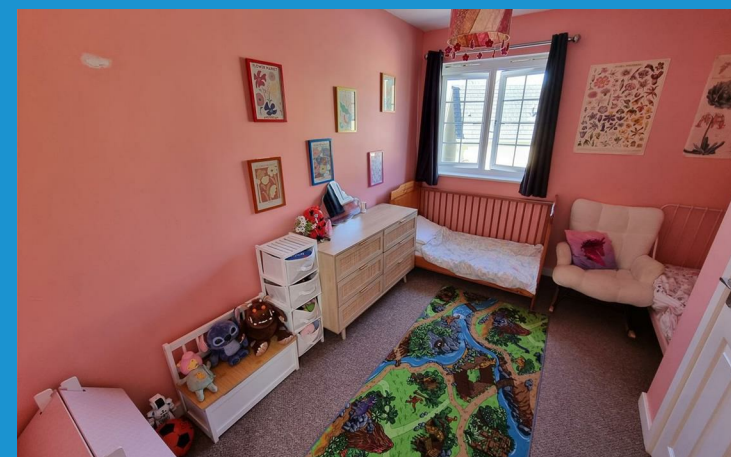
A spacious and well presented detached coach house found in a tucked away location within a popular development with a garage and allocated parking in front of the property. The property features 2 double bedrooms alongside a spacious semi open plan kitchen/sitting/dining room.

The property is accessed via a porch at the front, with stairs leading to the first floor where there is a landing with a velux window, large storage cupboard and an airing cupboard. The 2 bedrooms are both spacious double rooms and there is a modern bathroom adjoining with a matching 3 piece suite.

The landing leads into a recessed area, with access into the semi open plan kitchen/sitting/dining room with double windows at the front where the sitting/dining room is found. Beyond here is access to the kitchen area which features a range of modern eye and base level units with space for various white goods.

The property has a single garage ideal for storage. In front of the garage is an allocated off road parking space. Within a short walk of the property is a large green area ideal for children and pets to enjoy.

The property will appeal to a first time buyer and investment purchasers alike looking for a well presented property in a popular location.



Situation

Kelly Bray is on the outskirts of Callington, amenities include public house, bus stop, post office and general store and more comprehensive amenities can be found in Callington. Callington is located on the A388 between Saltash and Launceston. Callington has a bus link to Plymouth where there is a mainline railway station.

Directions

The postal code of the property is PL17 8BU. What Three Words 'driftwood.tricks.spearhead' will take you to the property. From Callington proceed towards Launceston on the A388 road turning right at Kelly Bray where signposted to Tavistock A390. Proceed for a few hundred yards and follow the road as it arcs to the left and then take the left hand turning into Lady Beam Court and follow it to the end where the property can be found going through the arch on your right hand side as indicated by our for sale board.

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Porch

Entrance Hall & Stairs

Living Room/ Dining Room
17'8" x 10'5" (5.41m x 3.18m)

Kitchen Area
13'10" x 7'3" (4.22m x 2.21m)

Recess/Hallway
7'3" x 3'8" (2.21m x 1.12m)

Bedroom 1
11'5" x 10'7" (3.48m x 3.25m)

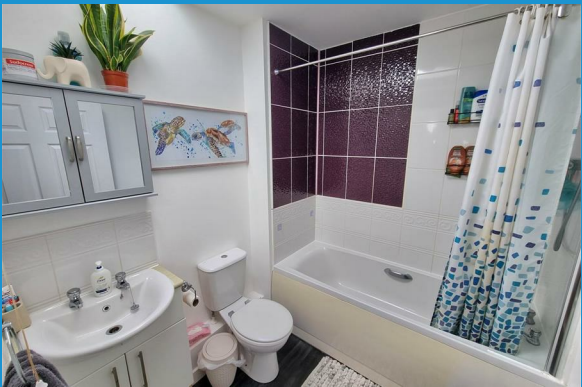
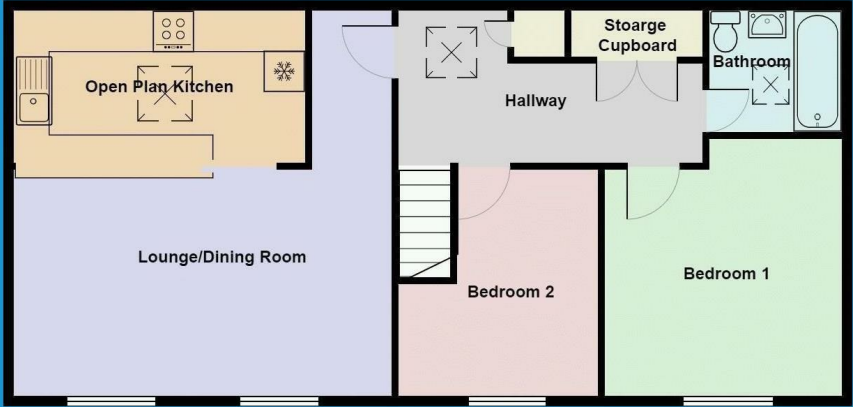
Bedroom 2
11'5" x 10'4" (3.50m x 3.17m)

Bathroom
6'2" x 5'5" (1.89m x 1.66m)

Garage
18'0" x 8'2" (5.49m x 2.51m)

Services
Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band A.

Agents Note
We have been advised by the vendor that the property has 136 years remaining on the lease and the current ground rent is £138.03 payable every six months. The current service charge for the property is £483.40 every six months.



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

AML CHECKS:
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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