



Callington
PL17 7FX

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ESTATE AGENTS

Guide Price £345,000

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, Bus service and recreational pursuits to enjoy.

- Modern bungalow situated in favoured location
- Select development for persons over 55
- Immaculately presented throughout
- 2/3 Bedrooms - Master with En suite
- Versatile accommodation
- Attractive Gardens and Parking



An opportunity to purchase an immaculately presented level sited bungalow situated within a sought after small select development of just seventeen properties specifically built for persons over 55. The property is still covered under the NHBC.

A composite front door opens to the Hallway having a good sized storage cupboard housing the central heating and hot water boiler. There is also loft access and a burglar alarm. A light and spacious Lounge then follows having the main feature as the fireplace incorporating a Living Flame coal effect electric fire. uPVC double glazed French doors give access to the rear garden. The contemporary styled Kitchen has a range of fitted high gloss wall and base units with work top surfaces over and matching up stands. There is a four ring electric induction hob with stainless steel canopy over, eye level double oven/grill, integrated dishwasher and washing machine, plus a fridge and freezer. Space for a small dining room table and chairs and uPVC double glazed French doors which provide access to the rear garden.

The Master Bedroom is a light and spacious double having uPVC double glazed window facing the front. There is an En suite which includes an over sized shower cubicle incorporating an electric wall mounted Mira shower, Low level WC, wash hand basin and shaver point. Bedroom two is a double room having uPVC double glazed window facing to the front. Bedroom 3/Dining room is a versatile room which can be used for individual preferences with uPVC double glazed windows to the rear elevation overlooking the garden. The main Bathroom comes complete with low level WC, wash hand basin, bath with a mixer tap bar shower attachment, shaver point and a uPVC double glazed frosted window facing to the front.



OUTSIDE

To the front there is a paved area and parking for one vehicle. Matching paved pathway and granite step leads down to the entrance with shrub beds to the left hand side. There is also visitors parking within the development. To the rear the garden can be accessed externally or via the Lounge or Kitchen/Dining Room. There are matching paved patio areas ideal for alfresco dining. The main garden is laid to lawn with attractive shrub and flower beds. The garden is enclosed with fencing and walling and there is also a rear gateway giving access to the Communal Green area which can be enjoyed by all the residents.

Services:- Electric, Gas, Mains Water and drainage.

Council Tax:- According to Cornwall Council the Tax Band for this property is Band C.

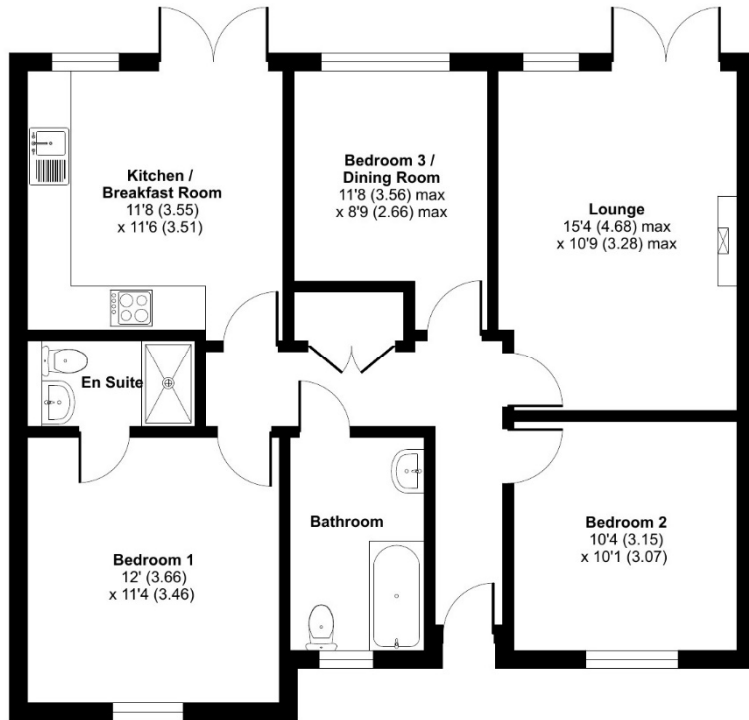
The estate charge is set by the developments residents and the charge for 2025/26 is £329.53 The fee is to include provision and maintenance of the common areas owned by the management company such as the grass cutting, hedges and street lighting. One resident of each property becomes a Director of the management company and has a vote.



Chapel Meadow, Callington, PL17

Approximate Area = 860 sq ft / 79.8 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). © nichcom 2025. Produced for Dawson Nott Ltd. REF: 1368961

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		95
(81-91) B	83	
(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

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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.

