



**59 Honicombe Park, St Anns Chapel,
Callington**
PL17 8JW

Guide Price £150,000
Licence



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Situation: The town of Callington is 3 miles away, offering Shopping facilities, Pubs, Doctors and Dentists. Whilst Tavistock is approximately 6 miles away offering an extensive range of facilities with easy access to Dartmoor.

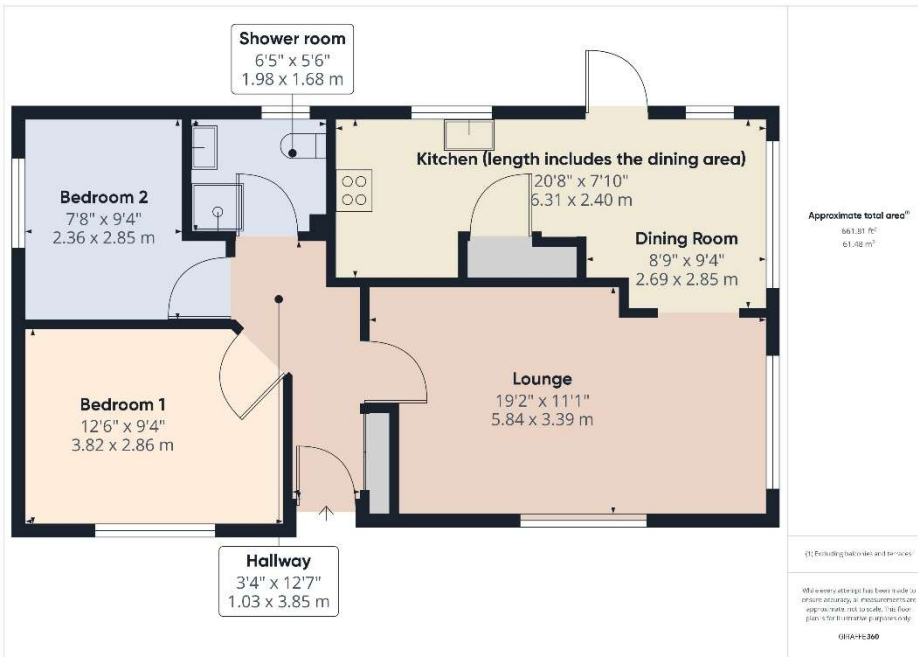
The property is entered via the uPVC double glazed side entrance door into the Hallway where there is a storage cupboard and doors giving access to all the accommodation. The lounge/dining area is open plan with the spacious lounge area enjoying the front and side aspect outlook with views across woodland of the Tamar Valley to Dartmoor. The main feature of the room is the fireplace with Coal effect, Electric fire set on a hearth with backing, surround and mantle above. The Dining room area has a side aspect outlook and offers space for dining furniture. The Kitchen is fitted with a range of wall and base units with roll top work surfaces, drawer space and a cooking range is in situ. Space for upright fridge/freezer, washing machine, plumbing for dishwasher, large storage cupboard with shelving also housing the Worcester central heating and hot water boiler. A uPVC double glazed window overlooks the side garden. Bedroom 1 is a double bedroom with ample room for bedroom furniture with a window to the side elevation. Bedroom 2 enjoys the rear garden views and benefits from built in wardrobes which also house the consumer unit. The Shower room comprises of a low-level WC, vanity unit incorporating the shaped wash hand basin with tap above, cabinets below and tiled splash back. Shower cubicle with enclosing door housing the Electric Mira Shower, head and tray, with Aqua waterproof covering. Heated towel rail and glazed frosted window to the side elevation. This home benefits from uPVC double glazing and gas central heating.

Outside: To the front steps and a pathway lead up to the main entrance. Being elevated the property enjoys stunning views. There are raised flower and shrub beds with outside electrical supply. To the right hand side there is a gateway which gives access to a private and attractive rear garden, edged with walling and fencing. This includes a pond finished with pebbles an area for garden furniture and a purpose built out building for garden storage. A gateway opens to the rear garden with a greenhouse, wild flower and shrub area. A pathway leads around to the Left hand side where there is a lawn and leads back to the front entrance. There is an allocated Parking Space for one vehicle.

Services: Mains Electric and Water, LPG Gas and drainage via the site.

Council Tax: According to Cornwall Council the Tax Band is A.

Charges: To Be Confirmed



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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