



Town • Country • Coast



Cedar Close

Callington

Offers In Excess Of £170,000



2



1



2



C

Cedar Close

Callington

AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY!

This two double bedroom, terraced house is situated in a popular residential development and boasts enclosed, low maintenance gardens to the front and the rear, a conservatory and an allocated parking space.

You enter the property into a hallway with doors to the kitchen and living room and the stairs leading to the first floor.

The kitchen has a range of wall and base units, space for a free standing cooker and plumbing for a washing machine. There is a window overlooking the front.

There is a generous living room with wood effect flooring and plenty of space for furniture. Sliding doors lead out to the conservatory, perfect for extra living space or dining table for family meals and entertaining.

Upstairs there are two double bedrooms, with the second bedroom boasting built in cupboards. The bathroom is a modern white suite with bath and shower over, low level WC and basin.

Outside, the rear garden is paved for easy maintenance, providing a great spot for alfresco dining or sitting out in the sunshine in the summer.

A short distance from the property, there is allocated parking for one vehicle.





Entrance Hall

Kitchen

10'11" x 5'8" (3.34 x 1.75)

Living Room

13'8" x 11'8" (4.18 x 3.58)

Conservatory

10'2" x 9'10" (3.1 x 3.0)

Landing

Bedroom 1

11'8" x 8'11" (3.58 x 2.72)

Bedroom 2

9'1" x 8'7" (2.77 x 2.62)

Bathroom

6'3" x 5'6" (1.93 x 1.7)

Tenure

Freehold

Services

Mains gas, water, electric and drainage.

Council Tax Band

A

EPC

C/78

Situation

Callington is located in the heart of some fine Cornish landscape. The town is situated in East Cornwall between Dartmoor to the East and Bodmin Moor to the West. Ideally situated at the intersection of the South-North A388 Saltash to Launceston Road and the East-West A390 Tavistock to Liskeard road the area offers great access. The town itself boasts individual and chain shopping outlets including Tesco Superstore. The town is surrounded by local villages and hamlets with a variety of primary schools feeding into the highly regarding Callington Community College.

Directions

Approaching Callington from Tavistock on the A390, as you reach the roundabout take the second exit on to Tavistock Road. Pass the turning to Tesco on your right and after a short distance turn left into Hazelwood Road. Continue down this road and take the third right into Cedar Close. As the road bends round to the right, continue straight up, where the property will be found.

Floor Plan



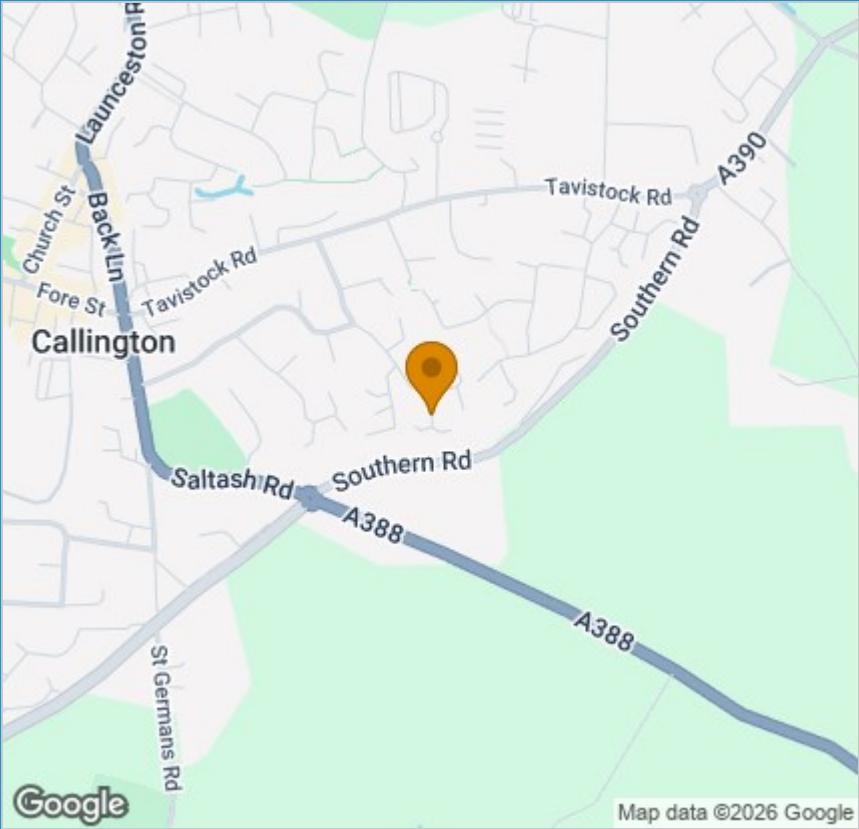
Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

