49 Kyl Cober Parc

Stoke Climsland | Callington

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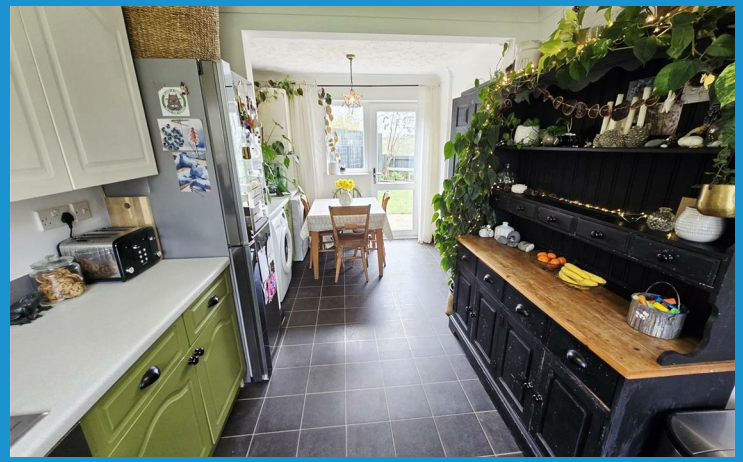
Guide Price £295,000

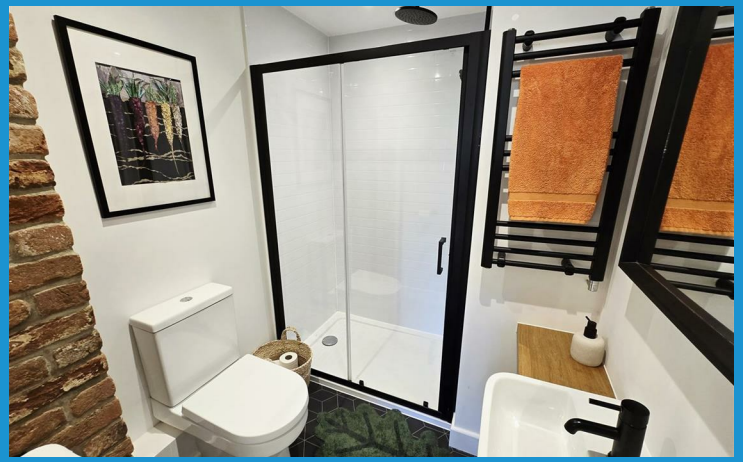


A well presented 3 bedroom semi-detached property set in a peaceful village cul-de-sac setting offering gardens, parking and an en-suite main bedroom. The property is ideally situated overlooking the village green at the rear and within walking distance of the Primary School, Village Hall and other amenities in this active village community.

You enter the property into a hallway with stairs to the first floor. On your right is a dual aspect living room which is a good size with patio doors opening into the rear garden. To the other side of the property there is an open-plan kitchen and dining room which is also dual aspect and again has a door providing access to the rear garden. There is also a useful cloakroom with a WC.

On the first floor, there are the 3 bedrooms with the main bedroom having a stylish en-suite alongside a family bathroom. The rear windows enjoy a great view across the garden to the village green and the countryside beyond. There is an airing cupboard on the first floor landing.

At the front there is an enclosed lawned garden with a central pathway to the front door. There is gated side access to the garden which wraps around the side and rear. The garden is laid to lawn with a patio area, a range of plants and shrubbery planted in the borders alongside a wooden shed and greenhouse.
The parking can be found at the side with parking for 2 vehicles in tandem.



Situation

The property is situated the village of Stoke Climsland which features a local shop and post office, popular primary school and Duchy College. The nearby town of Callington offers further facilities which includes a secondary school, supermarkets and a town centre. Other local areas if interest include Kit Hill which offers beautiful scenery and country walks, the National Trust estate Cotehele with Dartmoor to one side and the North Cornish beaches to the other side.

Directions

The postal code for the property is PL17 8PH. The property can be found on the Kyl Cober Parc cul-de-sac which is situated directly opposite the green in Stoke Climsland.

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Entrance Hallway

Living Room
18'2" x 12'5" max (5.56m x 3.80m max)

Kitchen / Dining Room
18'2" x 8'9" (5.56m x 2.67m)

Cloakroom / WC
6'1" x 2'10" (1.86m x 0.87m)

First Floor

Bedroom 1
11'0" x 8'9" (3.37m x 2.67m)

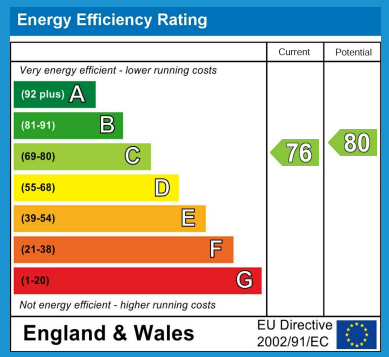
En-Suite
6'9" max x 5'5" (2.08m max x 1.67m)

Bedroom 2
9'11" x 9'4" (3.04m x 2.85m)
3.04m narrows to 2.41m

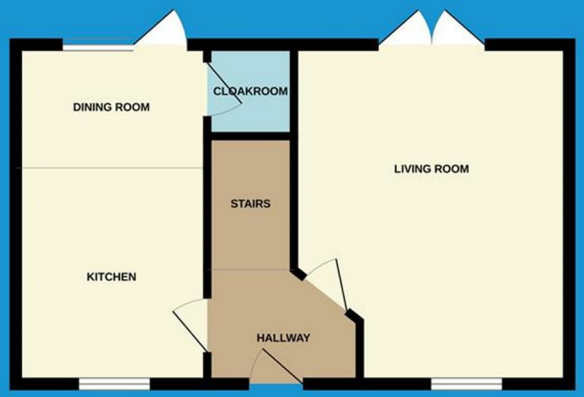
Bedroom 3
9'5" x 7'10" (2.88m x 2.41m)
2.88m narrows to 2.33m

Bathroom
7'10" x 5'6" (2.39m x 1.70m)

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band D



Ground Floor



First Floor

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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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