Callington
PL17 7QB

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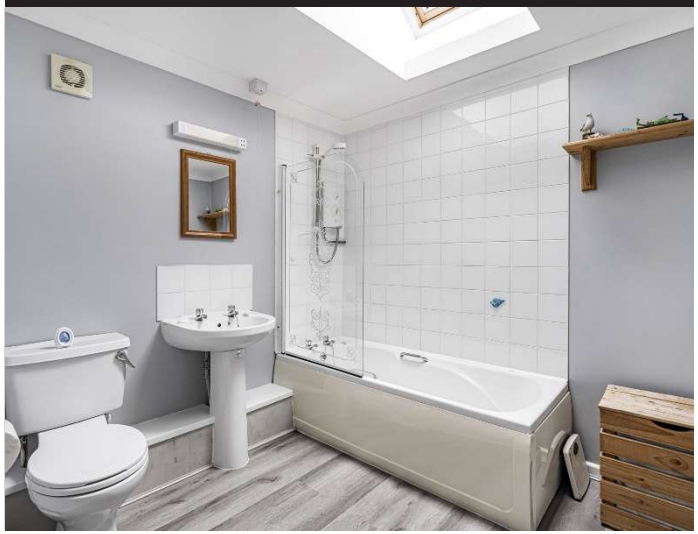
Guide Price £330,000

Callington is a small town with a thriving community situated in South East Cornwall, around 15 miles from the City of Plymouth. It has infant & junior schools, along with a community college. The town has a range of shops, post office, doctors and dentists.

- **Deceptively spacious detached property**
- **2 reception rooms and a conservatory**
- **3 double bedrooms (one on ground floor)**
- **Wet room and bathroom**
- **Easy to manage gardens, garage and parking**
- **BEING SOLD WITH NO ONWARD CHAIN**

This spacious detached property is situated in a tucked away location within easy level reach of local amenities. The front entrance door opens up to the welcoming hallway having stairs rising up to the first floor and a large under stair storage cupboard. Bedroom 2 is a double bedroom which faces to the front aspect. The modern wet room comprises of a low level WC, wash hand basin, walk in shower with shower head and seating area. Non slip flooring throughout, shaver point and light and frosted window facing to the side aspect. Having the bedroom and the wet room on the ground floor would be an advantage for persons with additional mobility requirements. The utility room has a base unit, work top surface, sink unit with drainer and under unit space and plumbing for a washing machine. Under unit space for a tumble dryer and further white goods, a modern Worcester central heating and hot water boiler, window facing to the side aspect and frosted door gives access to the side. The kitchen is fitted with a range of wall and base units, roll top work surfaces, four ring electric hob with a canopy above incorporating an extractor fan. There is an eye level double oven, Neff full size dishwasher, pan drawers and a sink unit with 1.5 bowl and drainer. A window faces to the side aspect and there is space for a breakfast table and chairs and a fridge/freezer. The principal reception room being the living room faces to the rear aspect and has a window to the side elevation. This room includes a false fireplace with mantel, surround and backing and there is ample room for reception furniture. An archway gives access to dining room which looks through to the kitchen. From here doors open to the conservatory which has French doors giving access to the rear garden.

On the first floor the landing has a large storage cupboard, loft access and a Velux window facing to the front aspect. Bedroom one is a double bedroom having wardrobes with sliding doors and is double aspect overlooking the rear garden. Bedroom two is a double bedroom facing to the rear aspect. The bathroom comprises of low level WC, wash hand basin, bath with a Mira electric shower over and has a Velux window facing the front aspect.



OUTSIDE

To the front there is a driveway for numerous vehicles which leads to front of the property and there is a raised patio area with stone walling. There is an an oversized garage with an up and over door, windows and shelving.

The rear garden can be accessed via the side elevations. It is lawned, has a raised patio area and there are flower and shrub beds and borders

Services:- Mains water, electricity, gas, and drainage.

Council Tax Band:- D

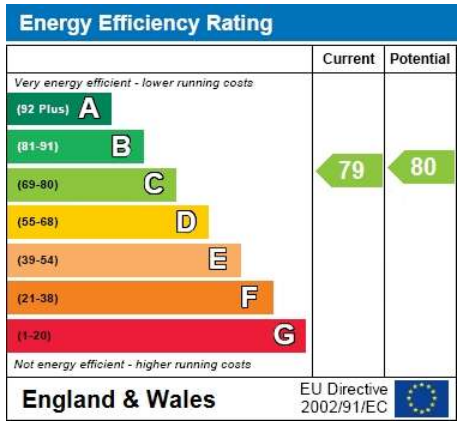
Solar Panels:- The vendors have advised that the solar panels are owned and provide an income of approximately £800 per annum.

Note:- Please note in a neighbouring field there is an approved planning application PA23/01085 (Cornwall Council).
Please ask for further information or access the planning portal at Cornwall Council.

Approximate Gross Internal Area 1271 sq ft - 118 sq m

Ground Floor Area 869 sq ft – 81 sq m

First Floor Area 402 sq ft – 37 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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