



**Callington**  
PL17 7QF

**Guide Price £120,000**  
**Leasehold**



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**Situation:-** Callington is a small town with a population of around 6500 people and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth and has regular bus routes to all areas. It has Infant and Junior Schools, along with a Community College. The town has a Health Centre, Tesco store and a range of local shops, there are a variety of clubs suitable for all ages and allotments.

uPVC entrance door leads into an open plan entrance area continuing to the Lounge/Diner. This has a front aspect enjoying far reaching countryside views out towards Kit Hill. The property benefits from wall mounted Dimplex heating and full uPVC double glazing and has been well maintained. The modern fitted kitchen has a range of wall and base units with contrasting work surfaces and 1.5 bowl stainless steel sink and drainer. There is space for a fridge freezer, washing machine and further space for a cooker. (At Present there is a cooker in situ that is available). From here a door leads into the full uPVC double glazed Conservatory, with a poly carbonate roof and ample space for furniture. A uPVC door leads out into the properties own garden. The Bedroom is a double room which again enjoys the views at the front aspect. Loft access can be gained from this room which benefits from ladder and light. The room has ample space for furniture with built in wardrobes. From here a door leads into the Shower room with an opaque glass window to the rear. There is a walk-in shower cubicle, a pedestal wash hand basin and low level WC, also a generous sized airing cupboard which also houses the hot water system. There would be room to reinstate a bath if preferred. The property is vacant and offered with no onward chain.

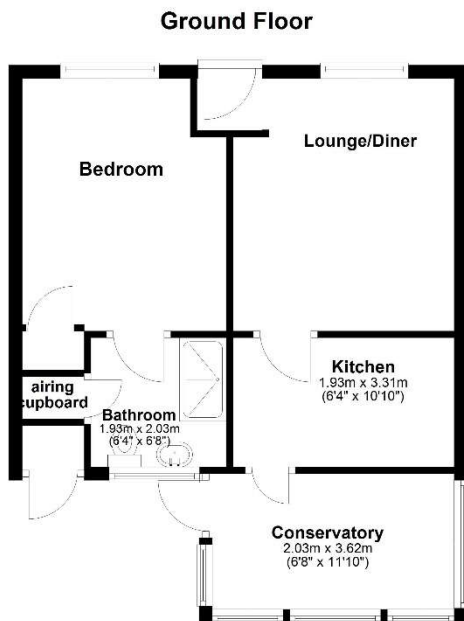
**Outside:** To the front of the property there is a small garden with a lawn, with well stocked small shrub and plant borders. The property also benefits from its own rear garden which is mainly laid to lawn with slightly raised borders, offering a variety of plants and shrubs with an array of colour. There is attractive trellis fencing with flowering climbers, and a small gravel and paved area, ideal for outside dining. From here there is a door giving access to a small storage/tool shed.

**Services:** Mains Electric, Water and drainage.

**Council Tax Band:** According to Cornwall Council the council tax band is Band A.

**Lease Details:** 999 years with with 959 years remaining

**Service Charge:** £657.24



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: [info@dawsonnott.co.uk](mailto:info@dawsonnott.co.uk)

 [dawsonnott.co.uk](http://dawsonnott.co.uk)

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