



St Anns Chapel, Callington
PL17 8JW



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Guide Price £130,000
Licence



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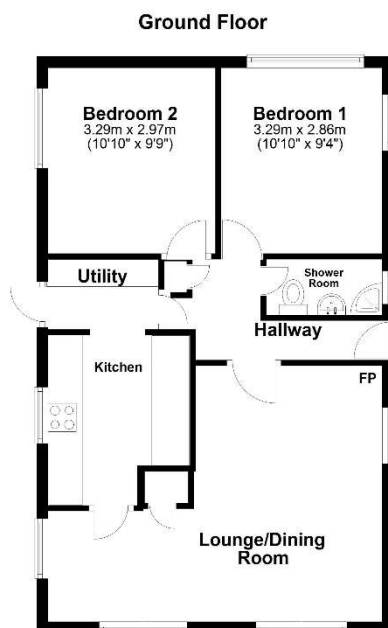
Description:- This detached Park Home has been given a new lease of life since the present vendor purchased it. The accommodation is of a generous size and well presented throughout. You first enter the Home into the Hallway where there is a useful storage cupboard and space for modern day appliances. The open plan Lounge/Dining room is double aspect making this a light and airy room. The main feature is the modern cast iron log burner offering a great deal of warmth and ambiance. The Kitchen is fitted with a range of cabinets and includes a hob and oven and an archway then gives access to the utility room which is a popular addition. There are 2 Double Bedrooms both of which have been improved and redecorated. The Shower room finalises the accommodation and includes a modern suite of a low level WC, wash hand basin and corner shower cubicle complete with an electric shower.

Outside, the home is situated on a generous sized plot and the gardens envelope the property. To the front there is parking for one vehicle and pathways to each side. There are borders which are stocked with mature flowers and shrubs. To the rear there is a paved patio being an ideal choice for outside dining. There are shaped flower and shrub beds and trees offering privacy and there is a purpose built storage shed for garden utensils etc.

Services:- Electricity, water and drainage. LPG gas.

Council Tax:- Band A

Service Charges:- The vendor has informed us that the service charge is £213.22 per month including water.



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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