

Callington
PL17 7QF

Guide Price £85,000
Leasehold

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Situation: - Callington is a small town and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist.

Description:- An end of terraced retirement bungalow designed specifically for the over 55`s within easy reach of local amenities and facilities sited on a corner plot. A pathway leads down to the main entrance where the front door opens to the Lounge. There is a window facing to the front, wall mounted electric heater and room for reception furniture. Internal door leads through to the Kitchen which is fitted with a range of wall and base units, roll top work surfaces, stainless steel sink unit with 1.5 bowl and drainer and a window facing to the rear which has the advantage of enjoying views across far reaching countryside. Under unit space and plumbing for washing machine, tall cupboard, part tiling to the walls and a door giving access to the rear. From the lounge there is a door which gives access to the double bedroom which has a night storage heater, window facing to the front, wardrobe with hanging rail and shelving and loft access. The Shower room comes complete with a low level WC, vanity unit incorporating a shaped sink, walk in large shower with a wall mounted electric Mira shower, glass screens and tray. Frosted window facing to the rear, wall mounted heater, part tiling to the walls, aqua waterproof wall covering, airing cupboard housing the hot water tank with shelving.

Outside:- There are communal gardens laid to lawn stretching from the front, around to the side and then to the rear and there are easy to manage flower beds. To the rear there is a useful outside storage store and a terrace ideal for a small table and chairs. To the front there is also a residents car park.

Services:- Mains electric, water and drainage.

Council Tax:- Band A.

Service Charge:- £164.30 per annum

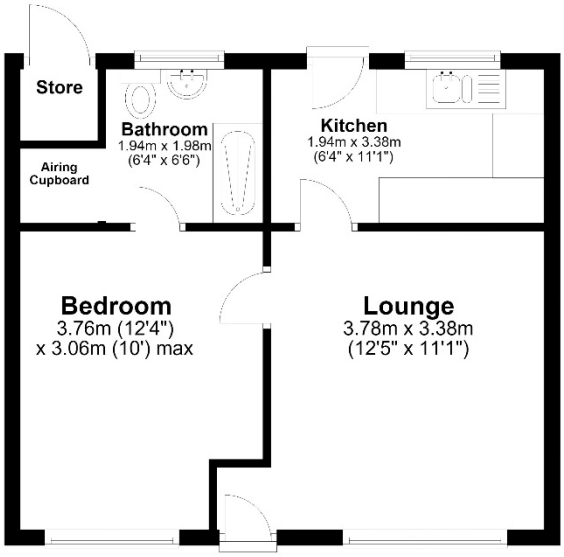


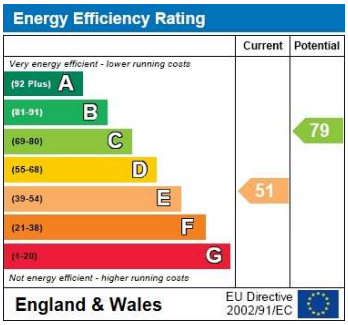






Ground Floor





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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