



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. It there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



First Floor



Ground Floor

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

Energy Efficiency Rating

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

Bathroom
12'7" x 4'5" (3.86m x 1.37m)

Bedroom 3
9'5" x 8'8" max (2.88m x 2.66m max)

3.19m narrows to 2.58m

Bedroom 2
10'10" x 10'5" (3.31m x 3.19m)

Bedroom 1
14'2" x 9'1" (4.34m x 2.78m)

First Floor
4'7" x 4'5" (1.42m x 1.37m)

Cloakroom
2.66m narrows 2.06m

Kitchen
11'10" x 8'8" (3.63m x 2.66m)

3.52m extends to 3.98m

Living Room
23'6" x 11'6" (7.18m x 3.53m)

7.18m narrows to 5.91m

3.52m extends to 3.98m

Entrance Hallway
With Cupboard





A spacious 3 bedroom link-detached property set in a convenient location for the Town Centre and local amenities. The property is set in a generous plot which includes a front garden, driveway parking and a garage with a workshop attached alongside an established enclosed garden at the rear.

The property has a welcoming entrance hallway where there is a useful storage cupboard, cloakroom with a WC and stairs to the first floor. There is a door into the spacious dual aspect living room which is a great size with a bay window at the front overlooking the garden and a window at the rear looking into the rear garden. There is a kitchen with a side door, larder cupboards and a door back into the hallway. At the side of the property there is a covered walkway between the house and the garage.

On the first floor, there are 3 spacious bedrooms, 2 of which have a fitted wardrobe alongside the family bathroom which features a bath and a shower cubicle. At the rear there is an impressive enclosed garden which comprises a gravelled area, lawn and a wide range of plants, shrubbery and trees alongside a summerhouse.



Situation

A hotbed of history, Callington is located in the heart of some fine Cornish landscape. The town is situated in East Cornwall between Dartmoor to the East and Bodmin Moor to the West. Ideally situated at the intersection of the South-North A388 Saltash to Launceston Road and the East-West A390 Tavistock to Liskeard road the area offers great access. The town itself boasts individual and chain shopping outlets including Tesco superstore. The town is surrounded by local villages and hamlets with a variety of primary schools feeding into the highly regarded Callington Community College. Access-Road - The A30 from Launceston and the A38 from Plymouth provide easy access to Exeter and the M5. Rail - Regular intercity services operate from Exeter and Plymouth to London. Sea - Ferry services operate from Plymouth to northern France and northern Spain. Air - Exeter International Airport provides flights to the Isles of Scilly, Channel Islands, Ireland, Scotland and a number of continental destinations. Bristol International Airport offers flights to numerous European destinations. Newquay Airport offers flights to numerous destinations including London Gatwick. Penzance Airport provides flights to the Isles of Scilly.

Directions