



Town • Country • Coast



Longfield Close

Callington

Guide Price £265,000



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# Longfield Close

## Callington

Occupying a large corner plot and with generous front and south facing rear gardens, is this semi-detached four double bedroom, plus box room, family home, together with three reception rooms. This flexible and versatile living will appeal to a variety of purchasers, perhaps with a large family or those wishing to work from home. Located in a cul-de-sac location with driveway parking, garage and mains gas fired central heating.

The accommodation comprises an entrance hall with useful downstairs cloakroom and stairs to the first floor. Doors lead to the main reception rooms being a lounge, family room, office and kitchen/breakfast room, which has a range of base level units incorporating a double Belfast sink, electric range cooker with five ring hob and extractor over. Space for white goods and ample space for dining table and chairs. A door to the rear leads to a utility/porch and access into the rear gardens. To the rear of the house is a door into a basement storage room, housing the mains gas fired boiler. There is scope to recreate the layout of the ground floor into a more open plan style if required, subject to any necessary consents.

On the first floor are four double bedrooms, a box room and two bathrooms. One bathroom with bath, mains fed shower over, WC and basin, the second bathroom boasts a mini bath with electric shower over, WC and basin.

Outside, to the front of the property is a driveway providing ample parking and leading to a single garage, with further drive to the side, steps lead up to the level rear gardens with lawn and decked area. To the front of the house is an enclosed level garden stocked with mature shrubs creating a good degree of privacy.





#### Cloakroom

#### Lounge

14'1" x 11'2" (4.31m x 3.42m)

#### Family Room

12'8" x 11'10" (3.88m x 3.63m)

#### Office

10'4" x 8'3" (3.16m x 2.52m)

#### Kitchen/Breakfast Room

24'6" x 9'10" max (7.48m x 3.00m max)

#### Utility Room

9'2" x 4'11" (2.80m x 1.52m)

#### Bedroom 1

14'0" x 9'10" (4.27m x 3.02m)

#### Bathroom

5'7" x 5'5" (1.71m x 1.66m)

#### Bedroom 2

12'4" x 10'4" (3.76m x 3.16m)

#### Bedroom 3

12'4" x 8'6" (3.76m x 2.61m)

#### Bedroom 4

9'0" x 8'7" (2.75m x 2.62m)

#### Box Room

7'8" x 7'5" max (2.36m x 2.28m max)

#### Bathroom

6'4" x 5'7" (1.94m x 1.71m)

#### Basement Storage

14'2" x 11'8" max. (4.32m x 3.57m max.)

#### Garage

25'5" x 9'9" (7.76m x 2.98m)

#### Situation

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.

#### Directions

SAT NAV: PL17 7EA. What3words: ///lilac.invisible.hobby

#### Services

Mains water, electricity, drainage and gas.

#### Tenure

Freehold

#### EPC

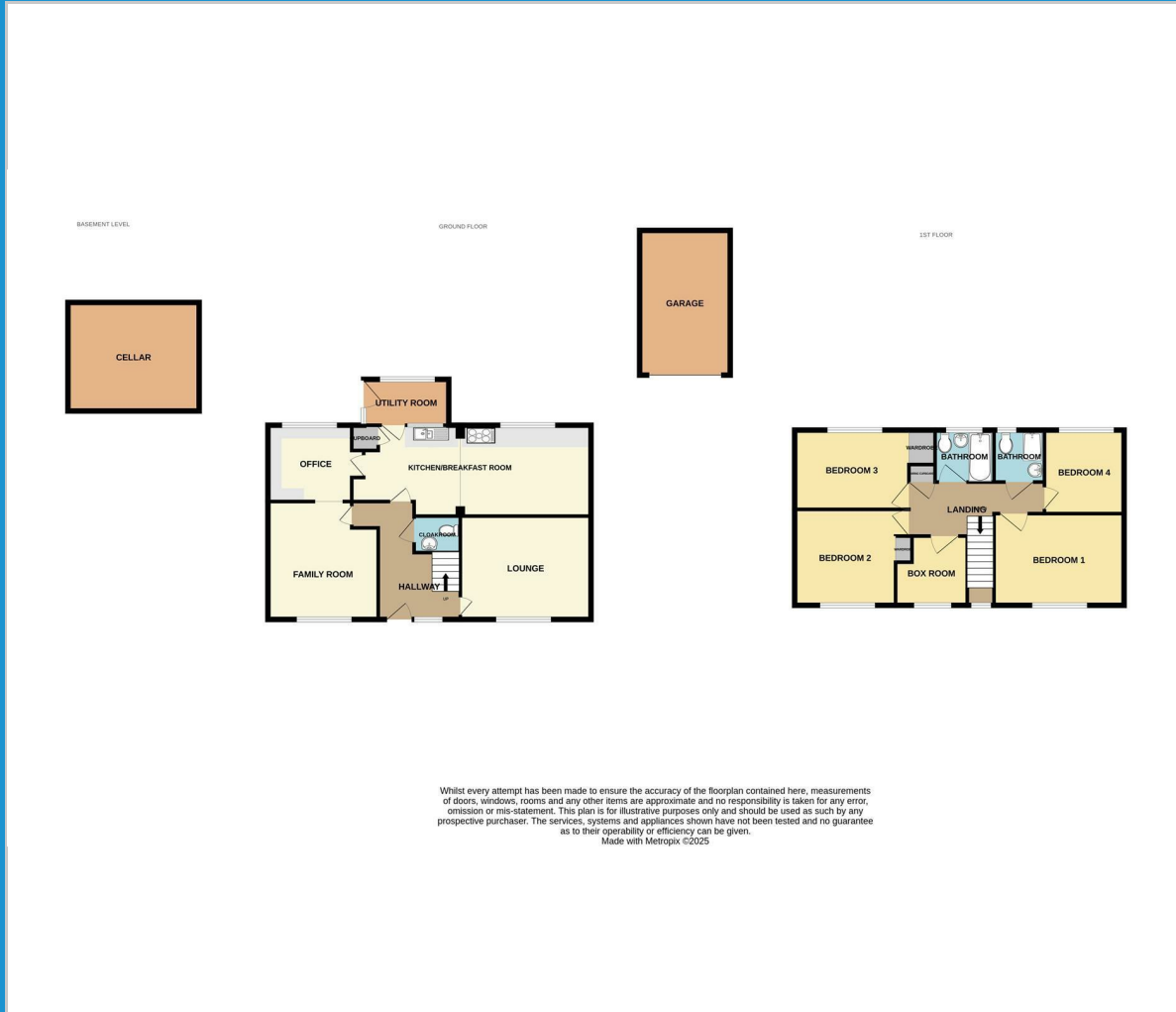
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#### Local Authority

Cornwall Council - Tax Band C



## Floor Plan



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

