



Harrowbarrow, Callington
PL17 8BN

Guide Price £80,000
Licence



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Situation:- Situated within a popular park home development in a tucked away location for persons over the age of 50. Harrowbarrow is a popular village with a thriving community. It is approximately 2.5 miles from the town of Callington and 3 miles from the large village of Gunnislake.

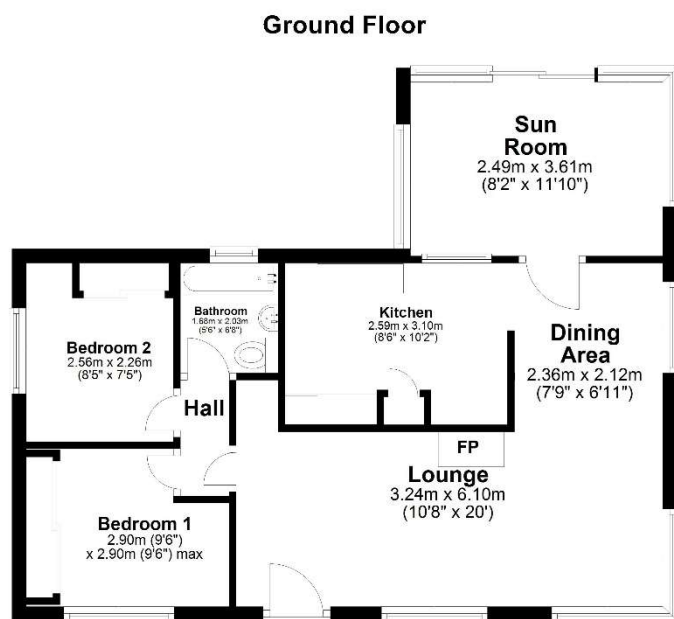
Description:- The main entrance door opens up to the light and airy Lounge which comes complete with a coal effect gas fire, sat on a hearth with a surround and mantel. Ample room for reception furniture, two radiators and windows to the front and side elevation. The Dining area has an area suitable for a table and chairs, has a radiator and there is a window to the side elevation. There is then an opening through to the Kitchen which is fitted with a range of wall and base units, roll top work surfaces, drawer space and plumbing for washing machine and space for cooker. Stainless steel sink unit with one and a half bowl and drainer, window looks through to the Sun room and there is an extractor and storage cupboard. An internal door leads through to the Sun room which has a pleasant outlook across to woodland and fields. This room has opening and encased windows and a sliding patio door giving access to the rear. From the Lounge a door gives access to the inner Hallway and there is a cupboard housing the central heating and hot water boiler. Bedroom one, has windows facing the front, a radiator and has wardrobe space with sliding doors and shelving. Bedroom two has a window to the side, radiator, wardrobes with sliding doors and additional shelving space. The Bathroom, has low level WC, wash hand basin, panelled bath with an electric shower over and there is a frosted window facing to the rear. Shaver point, and radiator.

Outside:- To the front the property is approached via a pathway leading up to the front entrance. There are flower and shrub beds and pathways leading to the side elevations. To the right hand side there is a lawn, a hard standing and a shed with power. To the rear there is a lawn, apple tree, flowers and shrubs and an outside tap. Views across woodland and fields can be enjoyed. To the left hand side there is a lawn, a climber and an enclosing gate. A short distance away from the property there is an allocated parking space and a visitor space.

Services:- Electric and Water. LGP gas. Sewerage via the site.

Council tax band:- According to Cornwall Council the Tax band is A.

Controlled Ground Fees:- The vendor has advised that the charge is £180.00 per calendar month.



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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