

Callington

PL17 7FH

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Guide Price £390,000

Callington is a small thriving 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 surgeries.

- **Very well presented Detached Modern Property**
- **Versatile accommodation for individual preferences**
- **3 DOUBLE BEDROOMS (MASTER ON GROUND FLOOR WITH EN SUITE)**
- **Impressive Kitchen/Dining room and Lounge**
- **Garage, additional Parking and easy to manage Gardens**
- **High quality Karndean flooring, carpets, blinds and still covered under NHBC**











You first enter via the main entrnace door opening to the welcoming Hallway. There is access to the ground floor accommodation, useful storgage cupboard and stairs rising to the first floor. The Cloakroom comprises of a low level WC, wash hand basin and a frosted window faces to the front. The impressive Fitted Kitchen/Dining room is fitted with a range of modern wall and base units, square edged worktop surfaces with matching upstands, drawer space, pan drawers, pull out space saver cabinets and a 4 ring induction hob. Plumbing and space for a washing machine, an eye level oven/grill and built in fridge/freezer. Window to the side, breakfast bar with seating area beneath and usb points. Area for dining room table and chairs and further reception furniture if required, French doors giving access to the rear patio and garden allowing a great deal of light into the room. The principle reception room being the Lounge has ample room for reception furniture, under stairs storage cupboard, window to the rear and French doors open out to the patio and garden with views across Caradon and the countryside. The Master Bedroom is located on the ground floor which would be advantageous for a number of potential buyers. It is a good sized double bedroom facing to the front. From here there is an internal door to the En suite with low level WC, large wash hand basin, over sized shower cubicle housing the waterfall shower head. Heated towel rail, part tiling to the walls, shaver point, frosted window to the front.
On the first floor there is a shaped Landing with window to the side. Bedroom 2 is a Large double bedroom being double aspect and enjoying views across woodlands, nearby and far reaching countryside across to Caradon. Recessed area ideal for wardrobe and bedroom furniture. Bedroom 3 is also a Double bedroom with a velux window to the front with views to the countryside. Further window to the side again enjoying views. The Laundry room/Store houses the central heating and hot water boiler. This room is versatile and could be adapted for individual preferences. To finish the Family Bathroom comprises of encased system low level WC, large wash hand basin, bath with waterfall and half height shower heads, part tiling to the walls. Shaver point, heated towel rail, extractor and window.









OUTSIDE

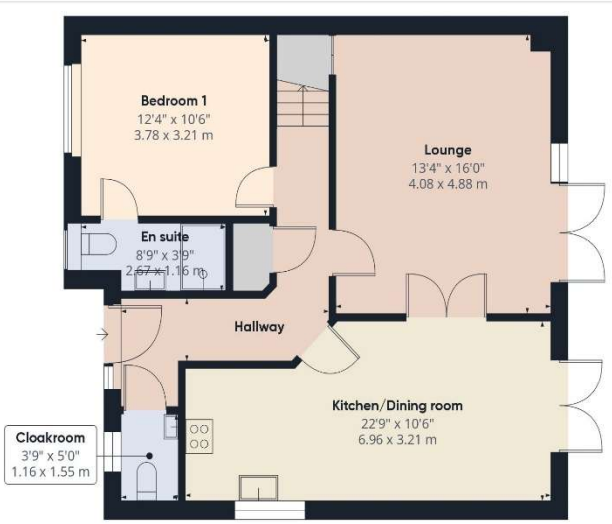
To the front a paved pathway leads up to the front entrance to a storm porch. The front gardens include lawns with bark finished sections and natural hedges.To the side there is also barked finished shrub beds. To the left hand side of the property there is a driveway suitable for approximately two/three vehicles leading up to the garage.
To the rear of the property there is a paved patio ideal for alfresco dining and entertaining. The garden is mainly laid to lawn with shaped flower and shrub beds. Pebble finished area ideal for bin stoarage etc. The garden is enclosed with walling and there is an access gate to the side. Outside tap.

Garage:- Comprising of an up and over door, power and light.

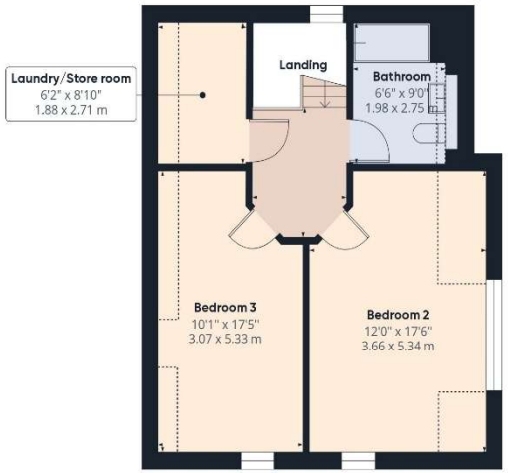
Services:- Gas, electric, water and drainage.

Council Tax:- Band D.

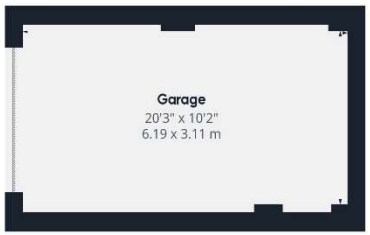
Service Charge:- The current service charge is £264.00 per annum paid by each property.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1485.2 ft²

137.98 m²

Reduced headroom

66.41 ft²

6.17 m²

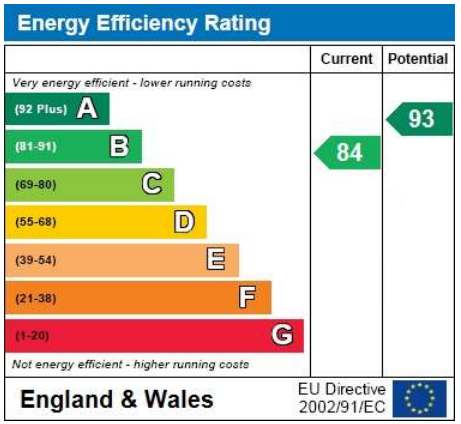
(1) Excluding balconies and terraces

Reduced headroom ····· Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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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