Stoke Climsland, Callington

PL17 8PA

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ESTATE AGENTS

Guide Price £250,000

The property is set within the village of Stoke Climsland being served by a popular primary school, village hall and thriving community. The nearby town of Callington has a doctors, dentist, selection of individual and high street shops, veterinary surgery and places of worship,

- **Situated In A Popular Village Location**
- **Extensive Works And Improvements Undertaken.**
- **Chartwell Green DG Throughout**
- **Very Energy Efficient**
- **Ample Private Parking**
- **Well Maintained Gardens With Stunning Views**

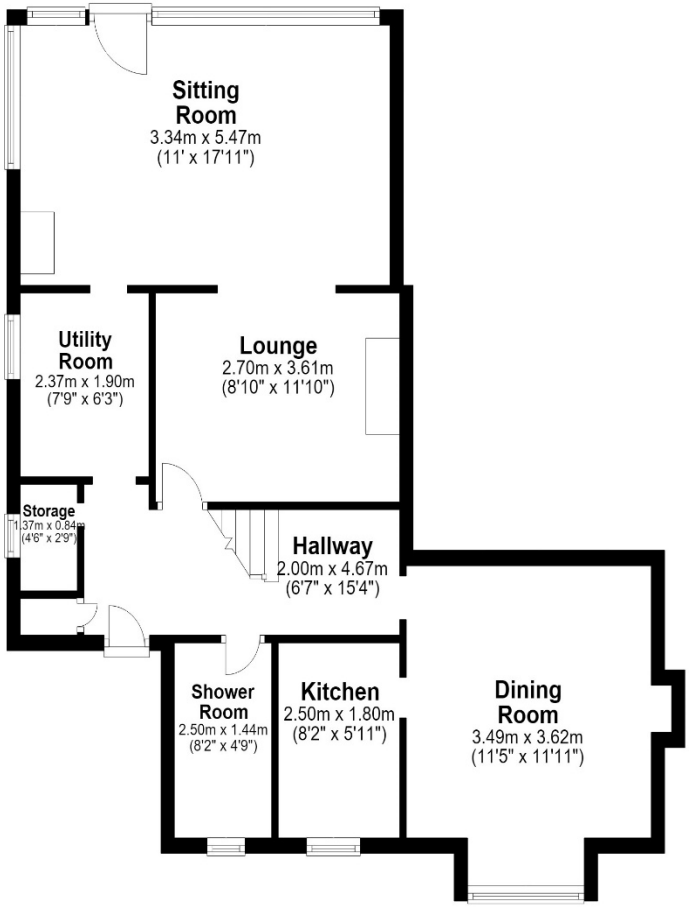
Dawson Nott is pleased to offer this 3-bedroom semi-detached house situated within a village green location. The property is very energy efficient and runs on a very low budget. Internal viewing is a must to appreciate the works and improvements that have been carried out. Please be advised that this property is only suitable for CASH BUYERS and further information is available via the Agent.
This nicely presented property has undergone extensive refurbishment to include new Chartwell Green uPVC double glazing throughout, En-suite facilities to Bedroom 3, plus a rear extension offering an additional reception room. This is just a few of the many improvements that have been made. On entering the property, you walk into the main Hallway which offers a generous pantry cupboard and a former cloakroom which is now a handy storeroom but could easily be reinstated. From here access is available to all the accommodation. There is a bright twin aspect ground floor Shower room with corner shower low level W.C. and wash hand basin which has been updated. Side aspect Utility, offering ample room for all the appliances and a generous work surface area. With further access through to the sitting room. The Dining Room retains some original features including recess cupboards and open fireplace, which accommodates the wood burner. Being front aspect this room overlooks the green. From here there is access through to the kitchen. The modern Kitchen is small but well-appointed with modern base and wall units offering space for the cooker. The formal Lounge also retains some original Features with an open fireplace accommodating a multi fuel burner. This has an open recess leading to the new Sitting room giving an open plan feel assisting the ground floor flow from one room to the other. The generous sitting room was

OUTSIDE

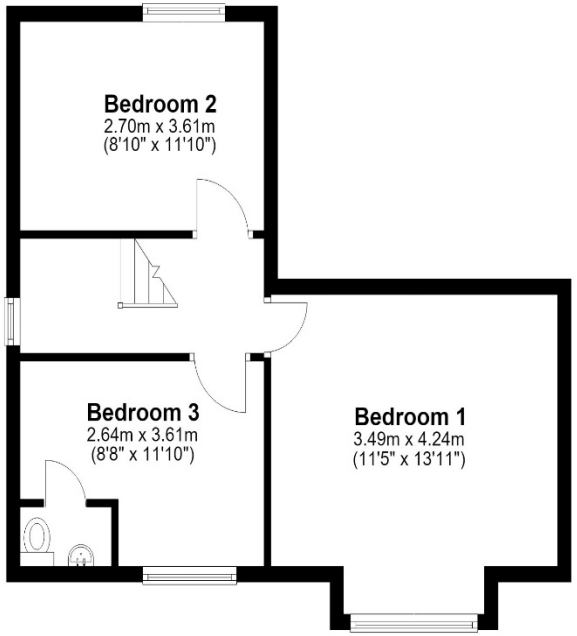
The property occupies a generous size plot with gated access. The grounds have undergone a major overhaul and now provide a number of seating and private areas to enjoy the sunshine. To the front of the property a level stoned driveway offers parking for approximately 2 vehicles but can be extended if required. Situated to the side of the property is further private gated access with access also leading to the rear garden. This area offers a further seating and storage area. The delightful rear garden has far reaching open countryside views and is also pet and child friendly. The garden has enjoys 3 lawned areas and is well stocked with wide variety of shrubs, seasonal plants and ornimental trees. There is the benefit of outside tap and power.

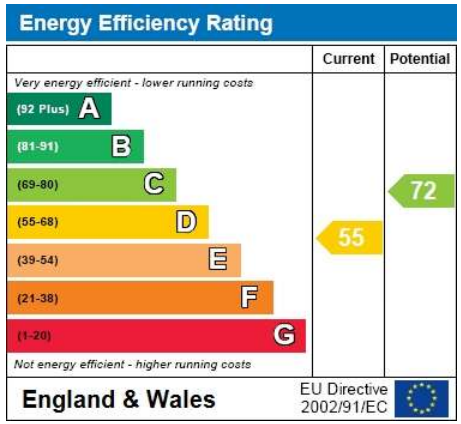
Services:- Mains Water, Drainage and Electricity Are Connected.
Council Tax Banding. We have been advised that th
Band.

Ground Floor



First Floor





41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

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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