



117 Broadmead, Callington

PL17 7DE



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Price £230,000

Callington is a small town with a thriving community situated in 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 and Dentists.

- Situated in Popular Location
- Gas Central Heating and Solar
- Conservatory
- Low Maintenance Gardens
- Driveway & Garage
- Open Aspect & NO CHAIN



Situated within a popular development close to all local amenities is where this 2 bedroom semi-detached bungalow can be found. The property would benefit from some updating but has been well maintained. The main entrance is available via a uPVC double glazed door at the front of the property leading into the entrance hall. A full height cupboard houses the central heating boiler with additional storage. From here there is a door leading into the kitchen with a side aspect outlook. Fitted with modern base and wall units incorporating space for white goods to include fridge/freezer, washing machine and dishwasher. Above the cooker space is an extractor fan. There is a side aspect uPVC double glazed door and built in pantry cupboard. A further door leads into the spacious lounge/dining room enjoying the front aspect far reaching countryside views. A feature fireplace with natural stone and wooden lintel is the main focal point. A door from the lounge leads into the small inner hallway, which provides access the bedrooms, bathroom and garage. The modern bathroom suite comprising concealed low-level WC, vanity wash hand basin with cupboard space beneath and panelled bath with potential for a walk-in shower if required. Bedroom one is of a generous size double with a rear aspect view into the garden, fitted with a generous range of fitted units to include ample wardrobe space and over bed cupboard space, incorporating bedside cabinets. The built-in wardrobe has triple mirror fronted doors. Bedroom two also has a rear aspect outlook with fitted wardrobes and door giving access to the conservatory. This room is an ideal space to sit and enjoy the sunshine, with a glazed pitched roof, side aspect French doors giving access out to the garden, light and heating. An internal door gives access through to the garage.



OUTSIDE

This property occupies a generous size plot with the front garden being gently sloped mainly laid to lawn with established shrub border. Benefiting from level access to the front entrance. The paved driveway offers ample parking space for three vehicles leading to the garage which has an electric roller door. In front of the garage is a covered canopy area. The rear garden is fully enclosed and slightly terraced with paving offering generous seating area. There is an outside garden timber shed which is to remain, a small vegetable plot and further entertaining/seating area. The property has the added benefit from solar panels which are owned outright.

Services:- Mains Electric, Gas, Sewerage

Council Tax:- Band B



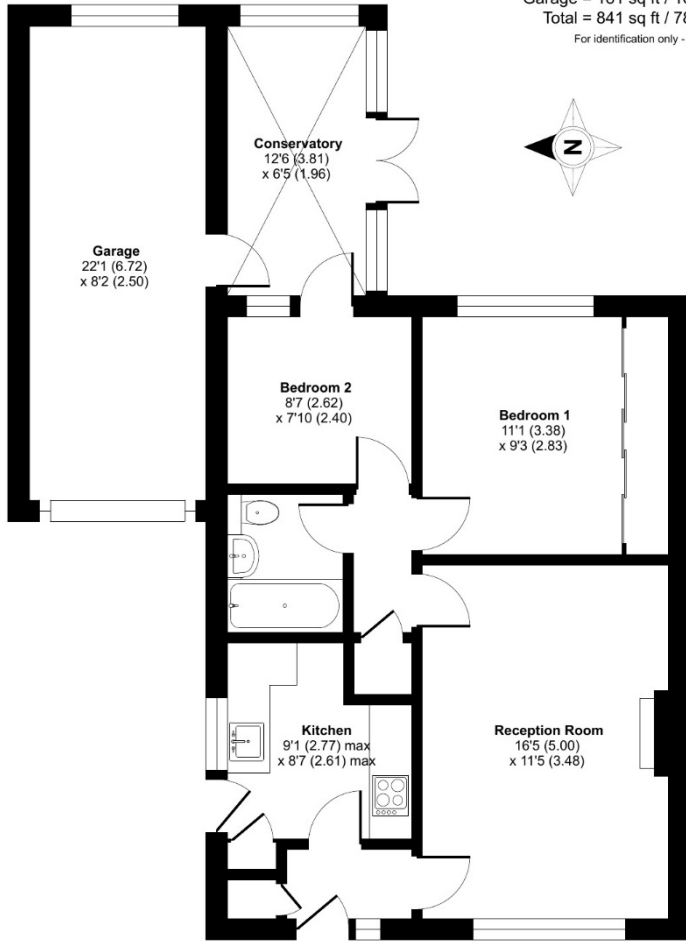
Broadmead, Callington, PL17

Approximate Area = 660 sq ft / 61.3 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 841 sq ft / 78.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Dawson Nott Ltd. REF: 1409474

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

