



**Callington**  
**PL17 7AQ**

**Guide Price £90,000**  
**Leasehold**



2



1



2

**Situation:-** Callington is a small town situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant and Junior Schools, along with a Community College which specialises in Sports and Music. The town has a Tesco store and a good range of local shops in Fore Street.

**Description:-** The main side Entrance door provides access to the Communal Hall, with stairs rising to the first floor. Further door and stairs lead to the second floor Landing which has a uPVC double glazed window to the rear. The large Lounge /Dining room is light and airy with dual aspect uPVC windows to the side with views across to Kit Hill and the rear again with views. There is a free standing Electric fire and modern Electric Heater. Off this there is a small Utility area with base unit, drawer space and stainless steel sink unit with 1 and 1/2 bowl and drainer, plumbing for washing machine and uPVC double glazed frosted window. Door leading to Shower room with low level WC, wash hand basin with tiled splash back, shower cubicle housing the electric shower and uPVC double glazed window to the side. Hallway with modern wall mounted Electric Heater. Kitchen fitted with a range of wall and base units and roll top work surfaces. 4 ring ceramic Electric hob with oven beneath and stainless steel canopy above incorporating the extractor. Under unit space and plumbing for washing machine/or dishwasher, plus drawer space. Sink unit with drainer. part tiling to the walls and uPVC double glazed window to the front. Bedroom 1 is a double room with uPVC double glazed window to the front and wall mounted modern electric heater. Bedroom 2 is a small double with uPVC double glazed window to the front and modern wall mounted electric heater. Bathroom with low level WC, bath with electric shower over, wash hand basin and wall mounted Electric heater.

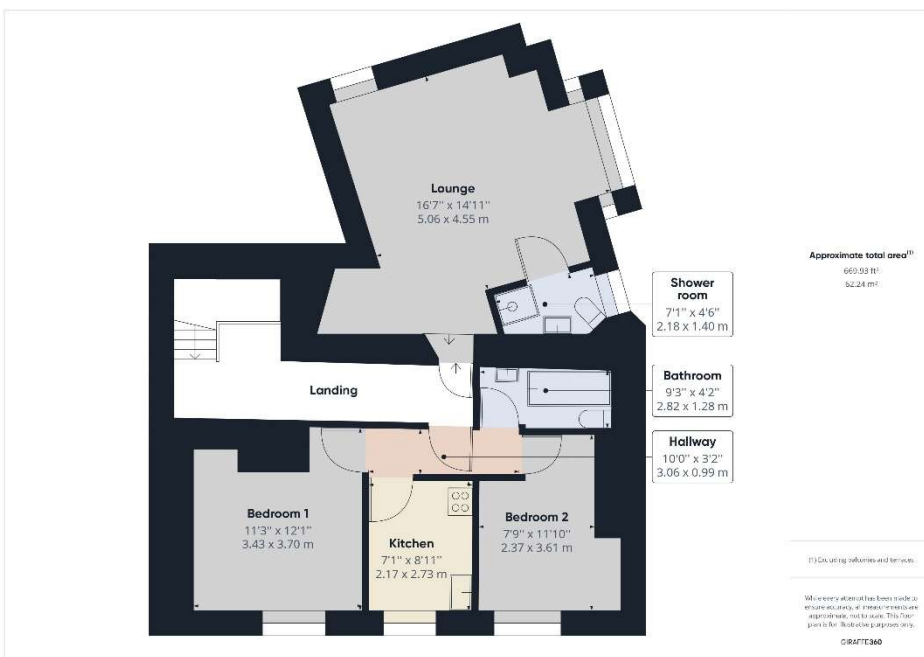
**BEING SOLD WITH NO CHAIN**

**Services:-** Mains Electric, Water and Drainage.

**Lease Details:-** 988 Years

**Service Charge:-** £200 per year

**Ground Rent:-** £0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	56	67
	EU Directive 2002/91/EC	

**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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