



**Callington**  
PL17 7PN

**Guide Price £150,000**  
**Freehold**



2



1



1

**Situation:** - Callington is a small town with a thriving community 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, regular Bus services, Cafes and Public Houses. There are many recreational pursuits within the vicinity for all the family to enjoy.

**Description:-** The property is approached by a uPVC double glazed door giving access through to the Porch. Door opens in to the Lounge which has the main feature as stone fireplace with wooden mantle. There is a window facing to the front elevation, radiator and staircase rising to the first floor. The Kitchen is fitted with a range of wall and base units, roll top work surfaces, breakfast bar area, space for cooker and under unit space and plumbing for washing machine. There is a space for a fridge/freezer, a window facing to the rear elevation, uPVC double glazed door and radiator. The Lean-to could be adapted for individual purposes and is situated to the rear with a rear access door. On the first floor the Landing gives access to the Bedrooms and Shower room. Bedroom one is a double bedroom facing to the rear elevation enjoying distant countryside views. There are a range of wardrobes, bedroom furnishings and a radiator. Bedroom two faces to the front elevation and there are wardrobes, drawer space and a cupboard housing the central heating boiler. The Shower room comprises of a low level WC, wash hand basin, shower cubicle housing the electric shower and a radiator.

**Outside:-** To the front there is a lawned garden with shrubs and natural hedging. To the rear the garden is laid to patio and it is enclosed with garden walling and fencing. There is a rear access gate and an allocated parking space near to the property.

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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>	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.

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: [info@dawsonnott.co.uk](mailto:info@dawsonnott.co.uk)

 [dawsonnott.co.uk](http://dawsonnott.co.uk)

