



**Kelly Bray, Callington**  
**PL17 8BU**

**Guide Price £122,500**  
**Leasehold**



2



1



2

**Situation:-** Kelly Bray is a village in east Cornwall situated one mile north of the town of Callington. The village has a post office, pub, bus service, garage and bakery/cafe. Callington has a further range of amenities and facilities and there are nearby recreational pursuits.

**Accommodation:-** The entrance to the property is via a main front door to the communal hallway where post boxes are located and a door gives access to the communal garden. The flat has the advantage of being located on the ground floor so will be an ideal choice for a variety of buyers. A door opens to the Hall where there is a wall mounted telephone entry system, cupboard housing the hot water cylinder with immersion and there is a radiator. The Lounge/Diner is a dual aspect bright and spacious room with uPVC double glazed windows to both side elevations. There are radiators, television point and telephone point. The modern Kitchen is fitted with a range of modern wall and base units with worktops over, built in stainless steel electric oven with four ring hob and a stainless steel extractor above. uPVC double glazed window to the side, radiator.

Bedroom 1 is a double bedroom with uPVC double glazed windows to the front and side elevations, radiator, door to cupboard with hanging rail and shelving. The En Suite comprises of low level WC, pedestal wash hand basin with tiled splashback, shaver point, radiator, enclosed shower cubicle with tray and folding glass door. uPVC double glazed frosted window to the side elevation. Bedroom 2 is a double bedroom having a uPVC double glazed window to the front and has a radiator. The Bathroom has a bath, mixer tap shower over, low level WC, wash hand basin, shaver point, extractor fan, radiator and uPVC double glazed window.

**Outside:-** To the rear of the building there are communal gardens mainly laid to lawn with a useful storage building. This can be utilised by each vendor.

**Garage:-** With metal up and over door and there is a parking area to the front of the garage.

**Services:-** Mains gas, electric water and drainage.

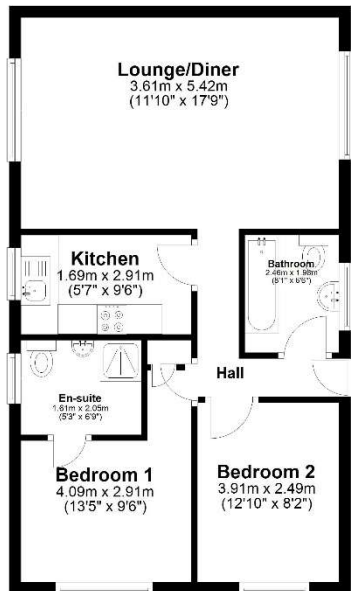
**Council Tax:-** According to Cornwall Council the council tax banding is A.

**Lease details:-** The vendor has advised us of the following Length of Lease 121 years.

**Ground rent:-** £274.00 per year **Service Charge:-** £1400.00 per year.



**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(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>	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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