





Property Description

We are delighted to introduce this immaculately presented two bedroom detached bungalow to the market. Benefiting from two double bedrooms, kitchen, living room, dining room, study, utility, separate W.C, bathroom, large rear garden and car port and driveway to the front.

Located in Callington a charming Cornish town located within a prime location in South East Cornwall and just 15 miles from Plymouth City Centre as well as being close to a host of local amenities, local parks, nature walks and well-regarded schools.

As you enter this home, you are welcomed with a well-presented bright and airy living room with a beautiful bay window, followed a modern kitchen with 8 stylish base units, a convenient W.C., and a large utility room. This bungalow also benefiting from a separate dining room creating the perfect space for hosting and socialising with double french doors leading to a stunning well-maintained rear garden. Two spacious double bedrooms can also be found and a further study room and a family bathroom comprising bath with overhead shower, hand basin and W.C. This property boasts ample living space and beautifully presented throughout.

Externally, this property benefits from a stunning well-maintained large rear garden with a lovely greenhouse, the perfect space for enjoying in the summer months and a carport and driveway to the front.

EARLY VIEWINGS ADVISED!

Living Room

25' 9" maximum x 11' maximum (7.85m maximum x 3.35m maximum)

Kitchen

15' 9" maximum x 7' 9" maximum (4.80m maximum x 2.36m maximum)

Dining Room

12' 2" maximum x 11' 7" maximum (3.71m maximum x 3.53m maximum)

Study

9' 9" x 7' 11" (2.97m x 2.41m)

Utility Room

23' 1" x 6' 3" (7.04m x 1.91m)

W.C.

Bedroom One

15' 11" maximum x 10' 10" maximum (4.85m maximum x 3.30m maximum)

Bedroom Two

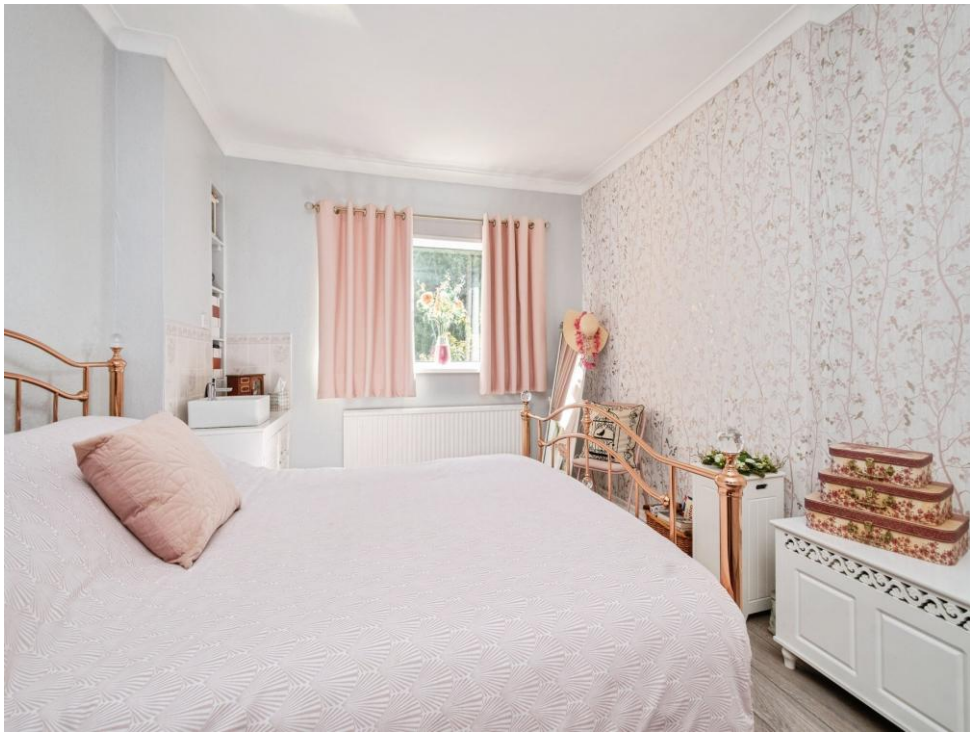
13' 9" maximum x 10' 10" maximum (4.19m maximum x 3.30m maximum)

Bathroom

Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 123.7 m² (1,331 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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15 Victoria Road St Budeaux
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110070



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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