Callington

PL17 7JA

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Guide Price £235,000

Situation: Callington is a small town 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.

- **Modern Semi Detached House**
- **2 Reception rooms**
- **Conservatory**
- **3 Bedrooms**
- **Gardens and Garage**
- **Popular Location**

A uPVC double glazed front door gives access through to the Hallway, where there is a gas heater and stairs rising to the first floor. Double doors open to the Lounge which is the principal reception room, having a feature fireplace with a living flame, coal effect, gas fire and surround mantle and hearth. There is a useful under stairs storage cupboard and uPVC double glazed window facing the front. An arch way leads through to to the Dining room with parquet flooring, space for dining room table and chairs and room for further reception furniture. French doors give access to the Conservatory, which is located to the rear enjoying a sunny aspect with uPVC double glazed opening and encased windows. uPVC double glazed French doors open to the rear garden. The Kitchen then follows which is fitted with a range of wall and base units, has space for cooker, plumbing and space for slim line dishwasher and washing machine and space for upright fridge/freezer. There is a window to the side aspect and a window and door to the rear.

On the first floor the Landing gives access to the Bedrooms and Bathroom. Bedroom 1 is a double bedroom facing to the front and enjoys distant countryside views. Bedroom 2 is a double bedroom and faces the rear overlooking the garden. Bedroom 3 is a single and would make an ideal nursery or a study. The Bathroom with white suite completes the accommodation.

The property has uPVC double glazing and Solar Panels.

OUTSIDE

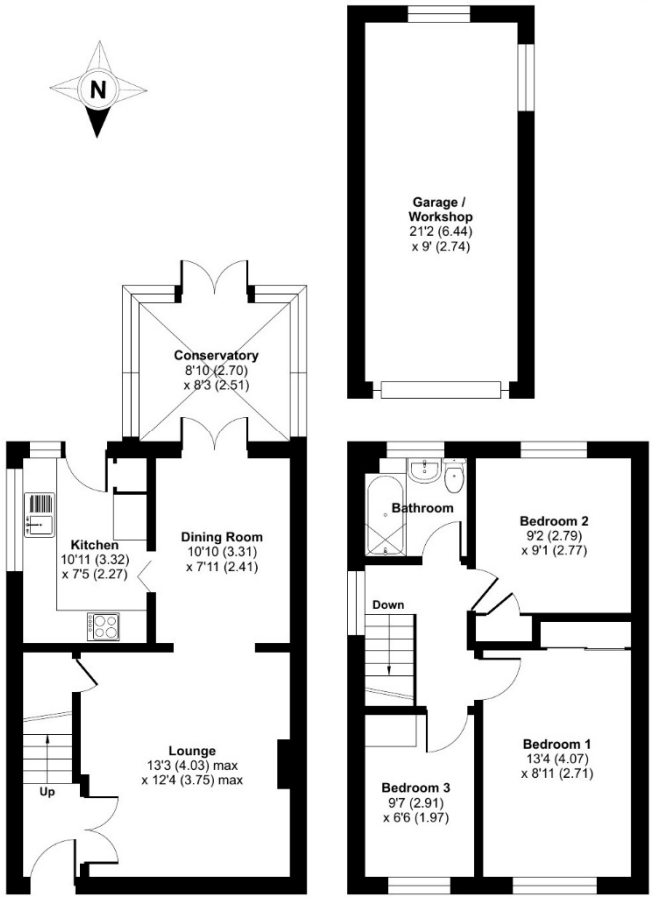
To the front the property is approached via the driveway and a pathway. There is a large wooden gateway which gives access to the side and rear. The front garden is laid to lawn. To the rear the garden is laid to patio and is an ideal space for outside dining and entertaining. There is a garage/workshop with power and light and a useful shed with power and light. The garden is enclosed with fencing.

Services:- Electric, gas, water and drainage.

Council Tax Band:- According to Cornwall Council the Tax Band for the property is C.

Beech Road, Callington, PL17

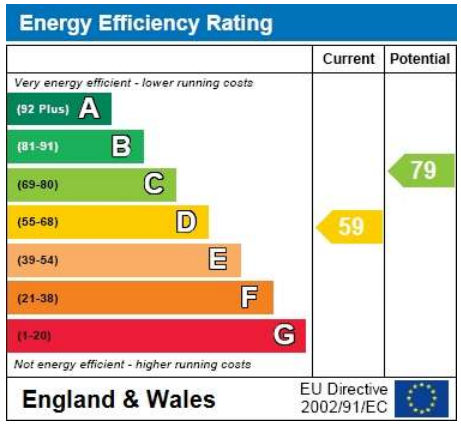
Approximate Area = 854 sq ft / 79.3 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1044 sq ft / 96.9 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Dawson Nott Ltd. REF: 1375411



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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.

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