



Callington
PL17 7QN



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Guide Price £235,000

Situation: Callington is a small town with a thriving community and is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College a selection of shops, Post office, Cafes, Churches, Bus services, Town Hall & a number of recreational clubs and pursuits

- Detached Modern House
- Large Lounge/Diner, Conservatory and Kitchen
- 3 Bedrooms (2 DOUBLE)
- Garage and Parking
- Enclosed rear Garden
- NO ONWARD CHAIN



This good size Detached 3 Bedroom house set at the end of a cul de sac is approached via a driveway which gives access to the Garage. There is a pathway and steps which lead up to the front Entrance. The Hallway has access through to the ground floor accommodation, there are stairs rising to the first floor and there is a useful deep under stairs storage cupboard. The Kitchen comprises of a range of wall and base units, roll top work surfaces, drawer space, cooker, under unit space and plumbing for automatic washing machine and space for tumble dryer. Space for upright fridge/freezer, stainless steel sink unit with drainer, part tiling to the walls and the room faces to the front. From the hallway an internal door leads into the good sized Lounge/Dining room, which has ample room for both reception and dining furniture, There is a central false fireplace and the windows face the rear elevation, with a pleasant outlook. An internal door opens to the Conservatory which has reinforced roofing and opening and encased windows. There are 2 doors, 1 to each side elevation, leading into the garden.

From the ground floor the staircase leads up to the first floor and Landing, with access through to the 3 generously sized bedrooms and family bathroom. Bedroom 1 is of a double bedroom with a window to the rear. Bedroom 2 is a double bedroom and has a sunny aspect with window to the front. Bedroom 3 is a good size single with a window facing to the rear. The family Bathroom comprises of low level WC, wash hand basin, bath with an Electric shower over, airing cupboard housing the hot water tank, a frosted window to the front, part tiling to the walls and a heated towel rail.

The property has electric heating and Double Glazing and has the advantage of being sold with NO ONWARD CHAIN.



OUTSIDE

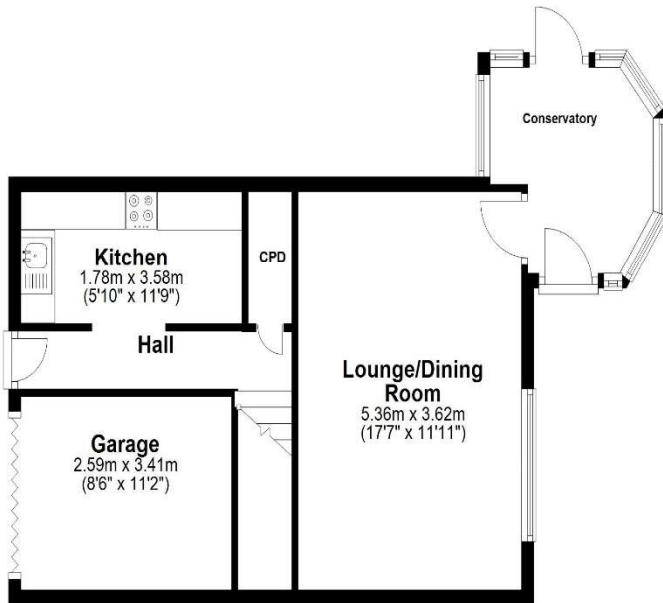
To the front of the property there is a driveway and garage and there is also a small slate chipped finished area. To the rear there is a private enclosed garden which has a lawn, a paved area, walling, shrubs and a garden shed. Access is also given to the front of the property.

Services: Mains Electric, Water and drainage.

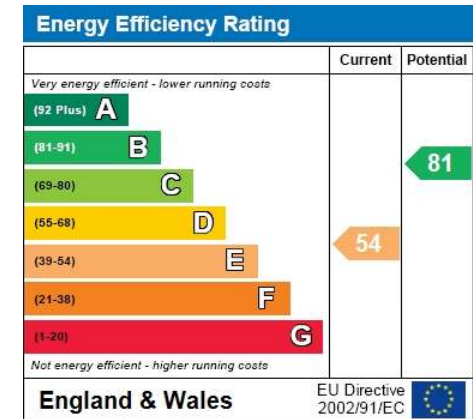
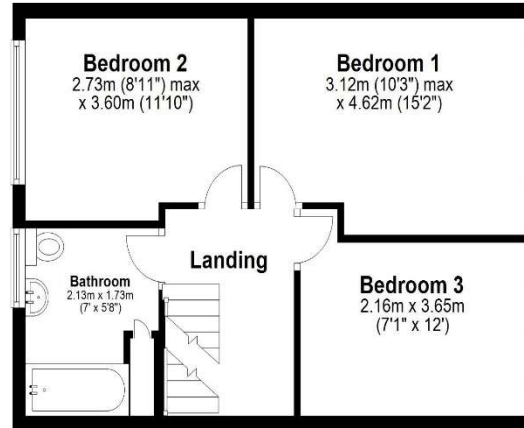
Council Tax: According to Cornwall Council the Tax Band is C.



Ground Floor



First Floor



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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.

