



Kelly Bray
PL17 8BU

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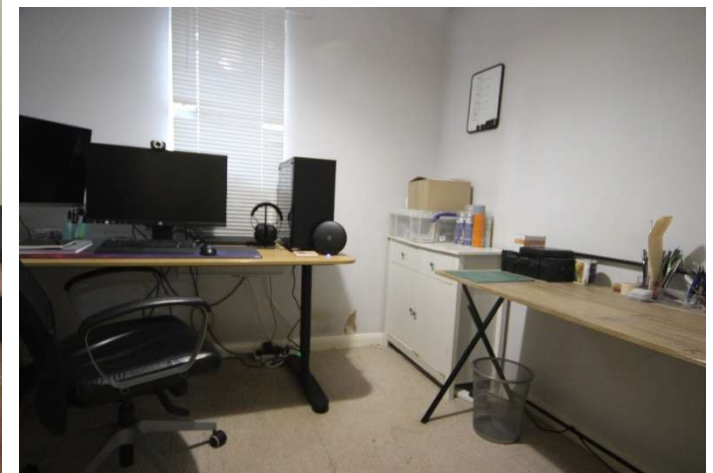
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DAWSONnott
ESTATE AGENTS

Price £80,000

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

- Modern Terraced House
- Shared ownership 106 agreement
- Good sized Lounge
- Kitchen-Dining room
- 3 Bedrooms
- Parking and Gardens



A paved pathway leads to the Storm Porch which has a tiled canopy and outside lighting. The Entrance door opens into the Hallway. This then provides access to the Cloakroom, comprising of low level WC, corner wash hand basin with tiled splash back, radiator, extractor fan and wall mounted electricity consumer unit. The spacious open plan Lounge has uPVC double glazed window to the front and has stairs rising to the first floor. From the lounge a door leads into the Kitchen/Dining Room where a rear aspect uPVC double glazed window provides looks over the garden and woodland beyond. The fitted kitchen has a range of base and wall units with contrasting rolled edge work surfaces. Space for cooker with stainless steel canopy and extractor fan over. Space and plumbing for automatic washing machine and dishwasher. Vaillant boiler supplying hot water and central heating. Further space for fridge freezer and contrasting tiled splash backs. French doors give access out onto the patio and rear garden. The dining area has a built in under stairs cupboard and is an ideal choice for families with young children.

Upstairs the Landing provides access to the Loft. There is also an over stairs cupboard. Bedroom 1 is a spacious double room with uPVC double glazed window to the front. Bedroom 2 has a uPVC double glazed window to the rear aspect overlooking the garden and woodland beyond. Bedroom 3 has a uPVC double glazed window to the front. The Bathroom has a suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower over. Contrasting tiling and extractor fan. There is a rear aspect uPVC double glazed window with opaque glass.

The property has uPVC double glazing and gas central heating.



OUTSIDE

To the front - A pathway leads to the front entrance, with a small easy maintenance garden with stone chippings. To the rear - The rear garden is mainly laid to lawn with a garden shed and is enclosed with fencing. There is also a paved patio/seating area and gate providing access to the allocated parking space. This is situated to the side of the terrace.

PLEASE NOTE: The property is subject to a section 106 agreement meaning buyers will have one of the following: - They have been permanently resident in the area for 3 years. Been employed in the County for a period of 3 years or more. Or have a close family member who has lived in the County for a period of 5 years or more. The price is 40% share which can be subject to stair casing, and the lease started in 2008 for 99 years. The rent payable will be £335.75 per month.

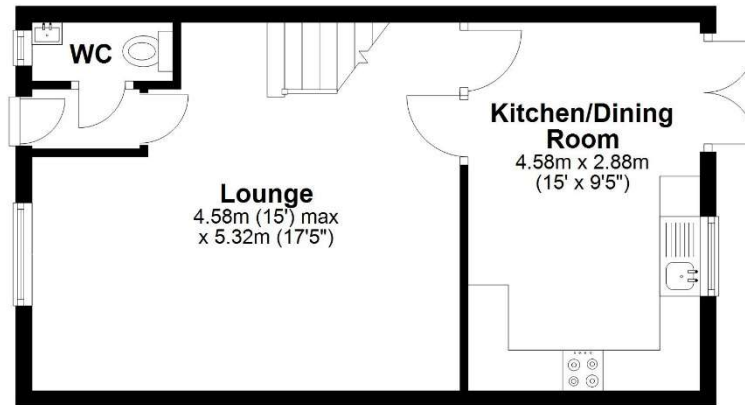
Services: Mains Electric, Gas, Water and drainage.

Council Tax: - Band B



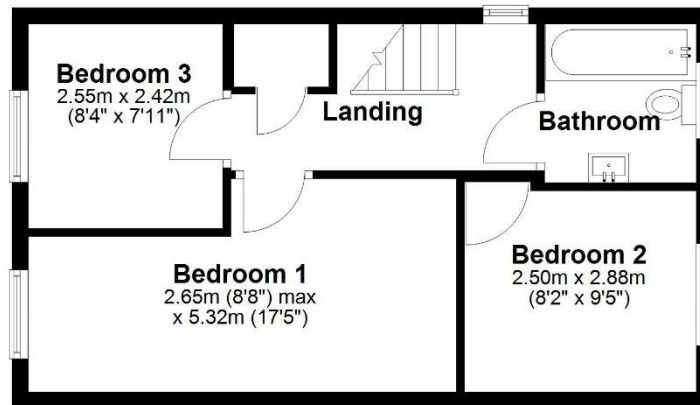
Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

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.

