



Guide Price £200,000 - Freehold
Callington PL17 7QQ

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ESTATE AGENTS

A modern semi detached bungalow sited on a corner plot within a popular development set on the fringes of the town but still within reach of local amenities. Brief accommodation comprises:- Porch, Lounge/Dining room, Kitchen, Inner Hallway, 2 Bedrooms, Sun room and Wet Room.

Outside there is Parking for 2 vehicles and front/side and rear gardens. The property has gas central heating and uPVC double glazing and is being sold with NO ONWARD CHAIN.

The bungalow would make an ideal retirement property and enjoys views across to Kit Hill.



Situation:-

Callington is a quaint town with a population of around 4,500 people and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant and Junior Schools, along with a Community College with an enviable reputation which specialises in Sports and Music. The town has a Tesco store and a good range of local shops in Fore Street. A former mining area, the housing is a mix of older cottages with newer homes on the outskirts of the town.

uPVC double glazed front door with inset glass panels gives access through to:-

Porch:-

Internal door with inset glass panels leads through to:-

Sun Room:- 8'2" (2.49m) x 10'1" (3.07m)

With sliding doors giving access to the rear, encased and opening windows.

From the Hallway an internal door leads into:-

Bedroom 2:- 8'6" (2.59m) x 8'10" (2.69m)

uPVC double glazed window to the rear elevation overlooking the garden and radiator.

From the Hallway an internal door leads into:-

Wet Room:- 6'6" (1.98m) x 5'6" (1.68m)

Modern suite comprising of low level WC, wash hand basin, shower area with wall mounted shower, handrail, half height door enclosures and flooring.



Lounge/Diner:-

With space for reception/dining furniture, uPVC double glazed window to the front elevation enjoying a pleasant outlook across to Kit Hill. Radiator. A sliding door gives access through to:-

Kitchen:- 13'2" (4.01m) x 5'9" (1.75m)

Fitted with wall and base units, roll top work surfaces, four ring electric hob with an oven beneath and extractor above, Worcester wall mounted central heating and hot water boiler, stainless steel sink unit with drainer. uPVC double glazed window to the front elevation with views across to Kit Hill, plumbing and space for washing machine, space for under work top fridge and freezer, further cupboard with shelving, drawer space. uPVC double glazed window to the side elevation.

From the Lounge an internal door leads into:-

Inner Hallway:-

With access through to the Bedrooms and Shower Room, cupboard with a heater and shelving. Internal door into:-

Bedroom 1:- 14'6" (4.42m) Into Recess x 8'4" (2.54m)

A double bedroom with uPVC double glazed windows uPVC double glazed door with inset glass panel leads through to the Sun room. Radiator.

Aqua waterproof wall covering, heated towel rail and uPVC double glazed frosted window to the side elevation, loft access and wall mounted electric heater.

Outside:-

To the front there is hedging, spring garden flower bed and the driveway is suitable for approximately two vehicles. Paved area and pathway lead up to the front entrance door. Side access gateway gives access to the rear garden. There is a raised walled garden stocked with flowers and shrubs. The rear garden is mainly paved with flowering shrub and flower beds and borders. It is enclosed with garden fencing and there is a garden shed and a raised wall garden.

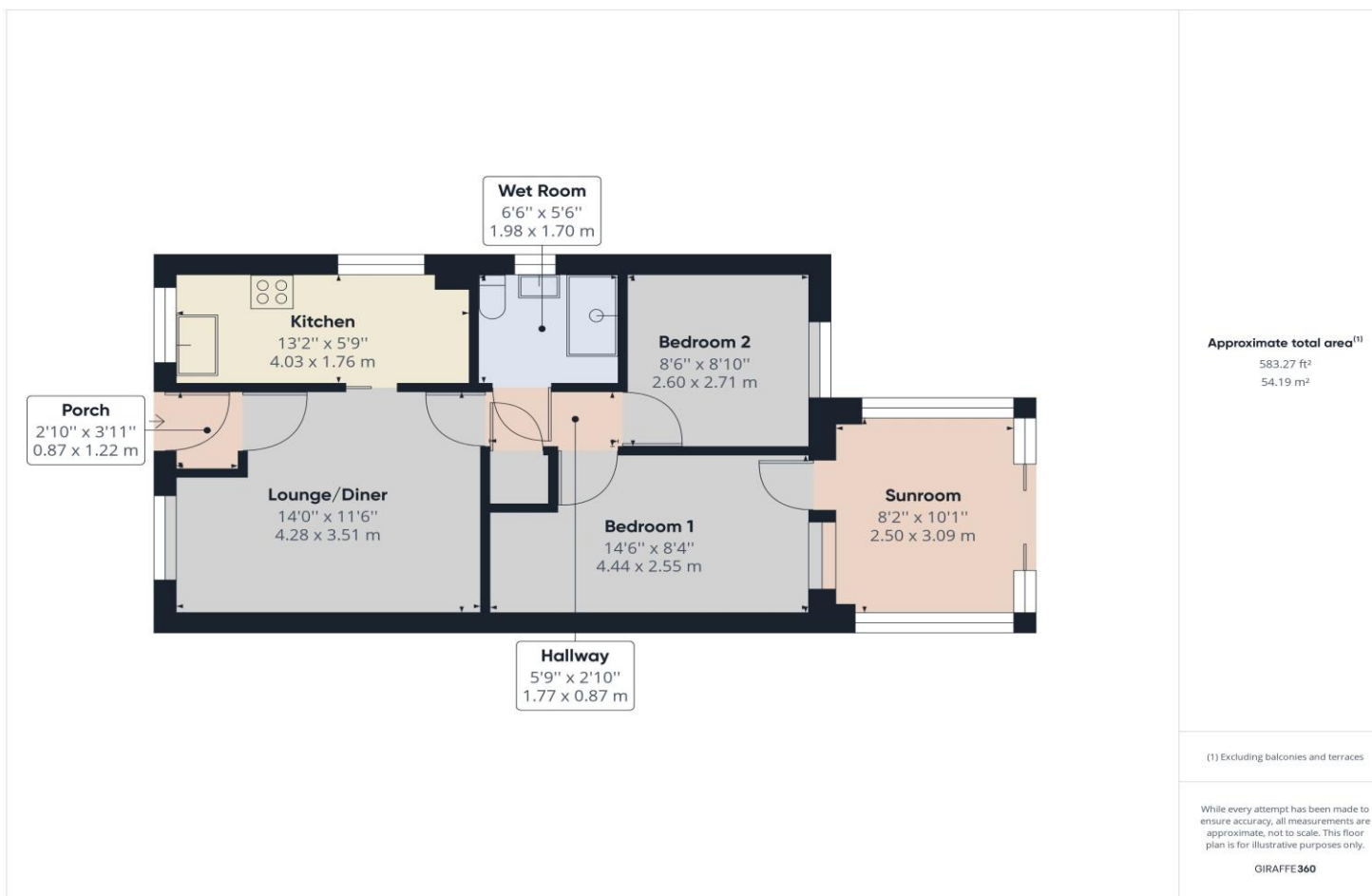
Services:-

All main services are connected.

Council Tax:-

The Council Tax Band for this property is Band B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		90
(81-91) B		
(69-80) C	71	
(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

AGENTS Note:-
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN