



Guide Price £180,000 - Freehold
Callington PL17 7PW

DOWSONnott
ESTATE AGENTS

****LOOKING FOR A PROPERTY JUST TO PLACE YOUR FURNITURE IN?****

If so then this property could be just for you! Refurbished and recently decorated end of terrace modern house situated on the fringes of Callington within a popular development. Brief accommodation comprises:- Hall, Lounge, Kitchen/Dining room including replacement hob and oven on the ground floor. Landing, 2 DOUBLE Bedrooms and newly fitted Bathroom. Outside there are Good sized gardens and Parking. The property has Gas central heating and uPVC double glazing and should be viewed to be appreciated.

BEING SOLD WITH NO ONWARD CHAIN.

Situation:-

Callington is a small town with a population of around 6,000 people and is situated in the heart of South East Cornwall, around 15 miles from the heart of 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 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

Entrance:-

uPVC panelled and glazed door leading into entrance porch entrance.

Landing:- 6'3" (1.91m) x 3'6" (1.07m)

uPVC double glazed window, loft access, radiator.

Bedroom 1:- 8'5" (2.57m) x 12'7" (3.84m)

Double bedroom having Upvc double glazed window to the front elevation, radiator.

Bedroom 2:- 8'5" (2.57m) x 12'7" (3.84m)

Double bedroom having uPVC double glazed window to the rear overlooking the garden, aerial point and radiator.

Bathroom:- 4'10" (1.47m) x 9'0" (2.74m)

Suite comprising of an enclosed low level WC, Vanity unit including wash hand basin, mixer tap and high gloss drawers beneath. Panelled bath with mixer tap and electric shower over with glazed screen.



Entrance Hall:- 3'8" (1.12m) x 3'1" (0.94m)

Access to the lounge and the kitchen/dining room, built in under stairs cupboard with shelving and storage space.

Lounge:- 14'8" (4.47m) x 12'6" (3.81m)

uPVC double glazed window to the front elevation, radiator, aerial point, telephone point. Stairs rising to the first floor.

Kitchen/Dining room:- 8'5" (2.57m) x 12'6" (3.81m)

uPVC double glazed window to the rear overlooking the garden in patio area. Newly fitted modern kitchen with white high gloss cabinets with contrasting work surfaces. Inset stainless steel gas hob with electric oven beneath and extractor fan over. Colour coordinated splash backs. Sink unit with 1 1/2 bowl, drainer and stainless steel mixer tap over, space and plumbing for washing machine. Further space for fridge freezer. Electricity consumer unit, modern radiator. Wall mounted central heating and hot water boiler. Half panelled and half glazed uPVC door give access out into the garden. Area suitable for dining room table and chairs.

Waterproof aqua wall covering and contrasting. Built in airing cupboard housing the hot water tank.

Outside:-

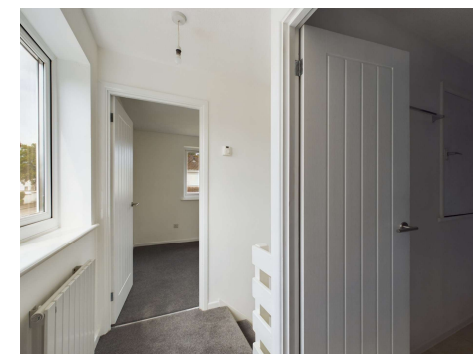
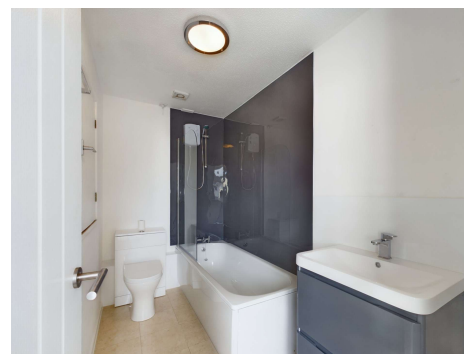
To the front of the property is a level lawn garden, and driveway for one vehicle. Near to the property there is visitors parking. A pathway leads to the side of the property with gated access and the rear garden. The rear garden is enclosed and has paved patio seating area ideal for outside furniture. The remainder of the garden is laid to lawn.

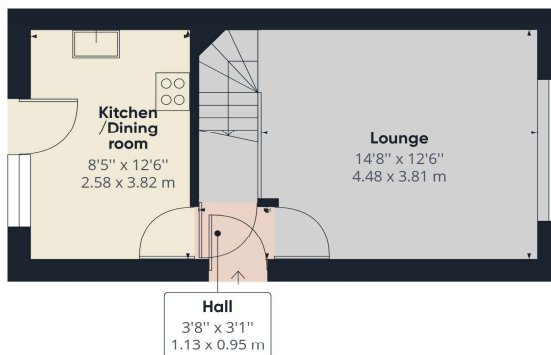
Services:-

Electric, gas, water and drainage.

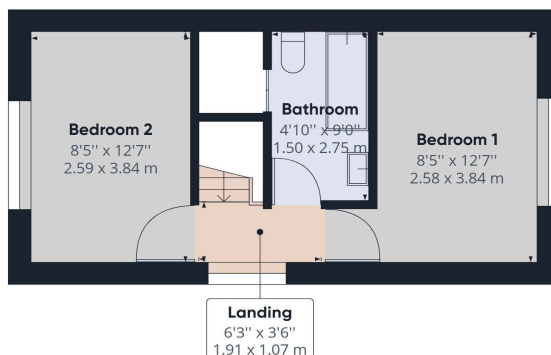
Council Tax:-

According to Cornwall council the council tax band is B.





Floor 0



Floor 1

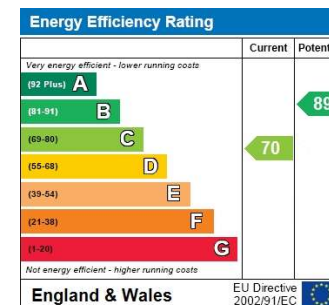
Approximate total area⁽¹⁾

631.53 ft²
58.67 m²

(1) Excluding balconies and terraces

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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