



Guide Price £205,000 - Freehold
Boconnoc Avenue, Callington PL17 7TW

DOWSONnott
ESTATE AGENTS

A very well presented modern terraced house situated within the ever popular development of The Village Collection set on the fringes of Callington.

Brief accommodation comprises:- Hall, Cloakroom, Lounge/Dining room, Kitchen on the ground floor and Landing, 2 DOUBLE Bedrooms and Bathroom on the first floor. Low maintenance gardens, TWO Parking spaces. Gas central heating and uPVC double glazing.

Would make an ideal home for a variety of buyers.



Situation:-

Callington is a small town with a population of around 6500 people and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth and has regular bus routes to all areas. It is within close proximity of St Mellion golf and country leisure resort. It has Infant and Junior Schools, along with a Community College. The town has a Health Centre, Tesco store and a range of local shops, there are a variety of clubs suitable for all ages and allotments. The housing is a mix of older cottages with newer homes on the outskirts of the town.

Entrance storm porch gives access through to the main entrance door with inset eye spy and frosted glass which then gives access into:-

First Floor and Landing:-

With access through to the bedrooms and bathroom. Loft access and radiator. Door into:-

Bedroom 1:- 14'5" (4.39m) Max x 9'2" (2.79m)

A generously sized double bedroom with uPVC double glazed windows to the front elevation overlooking the green. Radiator, telephone point and airing cupboard with shelving housing the hot water tank.

Bedroom 2:- 14'8" (4.47m) x 7'10" (2.39m)

A double bedroom having uPVC double glazed window to the rear elevation overlooking the garden. Radiator.



Hallway:-

Stairs rising to the first floor. Radiator, telephone point. Door into:-

Cloakroom:-

Comprises of low level WC, corner wash hand basin with tiled splash back, radiator, uPVC double glazed frosted window to the front with deep tiled sill.

From the Hallway an opening gives access through to:-

Kitchen:- 8'2" (2.49m) x 10'2" (3.1m)

Fitted with a range of wall and base units, roll top work surfaces, drawer space, space for cooker and upright fridge/freezer, part tiling to the walls, wall mounted central heating and hot water boiler. Stainless steel canopy over the cooker recess including the extractor, sink unit with drainer, uPVC double glazed windows to the front elevation, tiled sill and radiator.

From the Hallway an internal door leads into:-

Lounge/Dining Room:- 13'9" (4.19m) x 14'6" (4.42m)

A light and spacious reception room having uPVC double glazed doors giving access to the rear garden and uPVC double glazed window to the rear. Area suitable for reception furniture and dining room table and chairs, radiator, telephone point, aerial point and under stairs storage cupboard.

Bathroom:- 5'5" (1.65m) x 6'5" (1.96m)

Suite comprising of low level WC, wash hand basin, bath with a Triton electric shower over, part tiling to the walls, uPVC double glazed frosted window to the rear with a tiled sill, extractor, shaver point and heated towel rail.

Outside:-

To the front the path leads up to the front entrance. There is a hedge and pebble finished area. To the rear the garden is low maintenance, has a patio area, decking and pathway leading to the rear entrance gate. The garden is enclosed with fencing and finished in pebbles and artificial grass. Garden shed and Canopia patio cover.

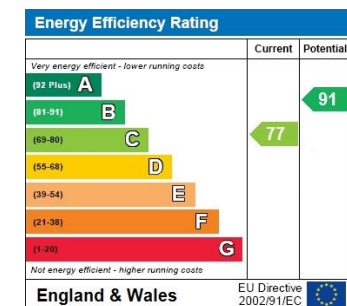
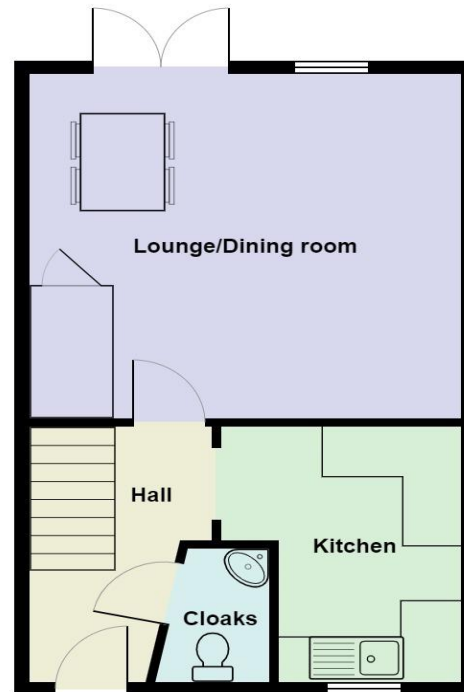
Services:

All mains services are connected.

Council Tax:-

The Council Tax Band for this property according to the Cornwall Council web site is Band B.





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.
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