



Guide Price £285,000 - Freehold
18, Trelawney Road, Callington PL17 7EE

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ESTATE AGENTS

Situated in a popular residential area is this nicely presented link detached bungalow within walking distance of Callington town centre and local amenities. The property offers a modern fitted kitchen and family bathroom with neutral colour decor throughout. There are 2 double bedrooms, lounge/dining room, entrance porch, hallway, side hallway and utility room.

Outside the rear garden is fully enclosed with a decked seating area and Astro tuff for ease of maintenance. To the front of the property there is ample parking and access to the attached garage. Internal viewing is recommended.

Situation:-

The Cornish town of Callington is situated in the heart of South East Cornwall approximately fifteen miles distant from the City of Plymouth. There are a selection of shops including individual, B&M and Tesco. The town has the advantage of Infant and Junior schools, together with a Community College with an enviable reputation which specialises in Sport and Music. There are further amenities and facilities including doctors, dentist, cafes, public houses, bank, post office and a regular bus service.

Recreational pursuits can be found within a short distance away including the Tamar Valley an area of outstanding natural beauty, countryside and river walks, places of historical interest and St Mellion international resort.

Kitchen:- 13'6" (4.11m) x 8'2" (2.49m)

Fitted with a range of neutral wall and base units, inset composite sink unit and drainer, dishwasher, eye level oven with fitted microwave above. Worktop surfaces, hob, space for fridge. Slim fitted table with two chairs, laminate flooring, window overlooking the rear garden, radiator and power points.

Side Hallway:- 2'10" (0.86m) x 18'0" (5.49m)

Part glazed door. Access to the garage, utility, rear porch and kitchen.

Rear Porch:- 16'5" (5m) x 2'5" (0.74m)

Tiled floor, space for fridge/freezer and further white goods. Tap and panelled ceiling.



Front Porch:- 7'7" (2.31m) x 3'4" (1.02m)

Side entrance door, windows to the front and side elevations. Door with frosted glass panels and matching side panel gives access to:-

Hallway:- 10'1" (3.07m) x 2'11" (0.89m)

Spacious Hall with doors off to all rooms, high quality flooring and radiator.

Bedroom 1:- 8'4" (2.54m) x 11'1" (3.38m)

Light and airy double bedroom looking over the front of the property. Fitted double wardrobe, radiator, power points and fitted carpet.

Bedroom 2:- 10'5" (3.18m) x 11'11" (3.63m)

Double bedroom having window looking over the rear of the property. Fitted carpet, radiator and power points.

Bathroom:- 6'9" (2.06m) x 8'3" (2.51m)

Modern white suite comprising vanity unit incorporating a wash hand basin and cupboards beneath. Low level WC, bath with waterfall shower head over and glass screen. Part tiling to the walls, heated towel rail, obscure window to the rear elevation, airing cupboard and flooring.

Lounge/Dining room:- 16'3" (4.95m) x 9'11" (3.02m)

Large bright room overlooking the front of the property. Electric fire with wooden surround and mantle, side cupboards to each side which offer storage and have shelving above. Flooring, radiator, power points and wifi connection.

Utility room:- 8'11" (2.72m) x 6'11" (2.11m)

Base units with stainless steel sink unit, plumbing and space for washing machine and further space for white goods etc.

Garage:- 9'3" (2.82m) x 16'2" (4.93m)

Accessed from either the side hallway or from the front. Insulated floor, units for storage, bench area. Gas and electric meters, power points, panelled roof.

Outside:-

To the front there is a walled garden, with parking for 2 vehicles, entrance to the property and pebble finished area. The rear enclosed garden is low maintenance, has decking which is ideal for outside dining/garden furniture and there is an astro turf section. Side access gate.

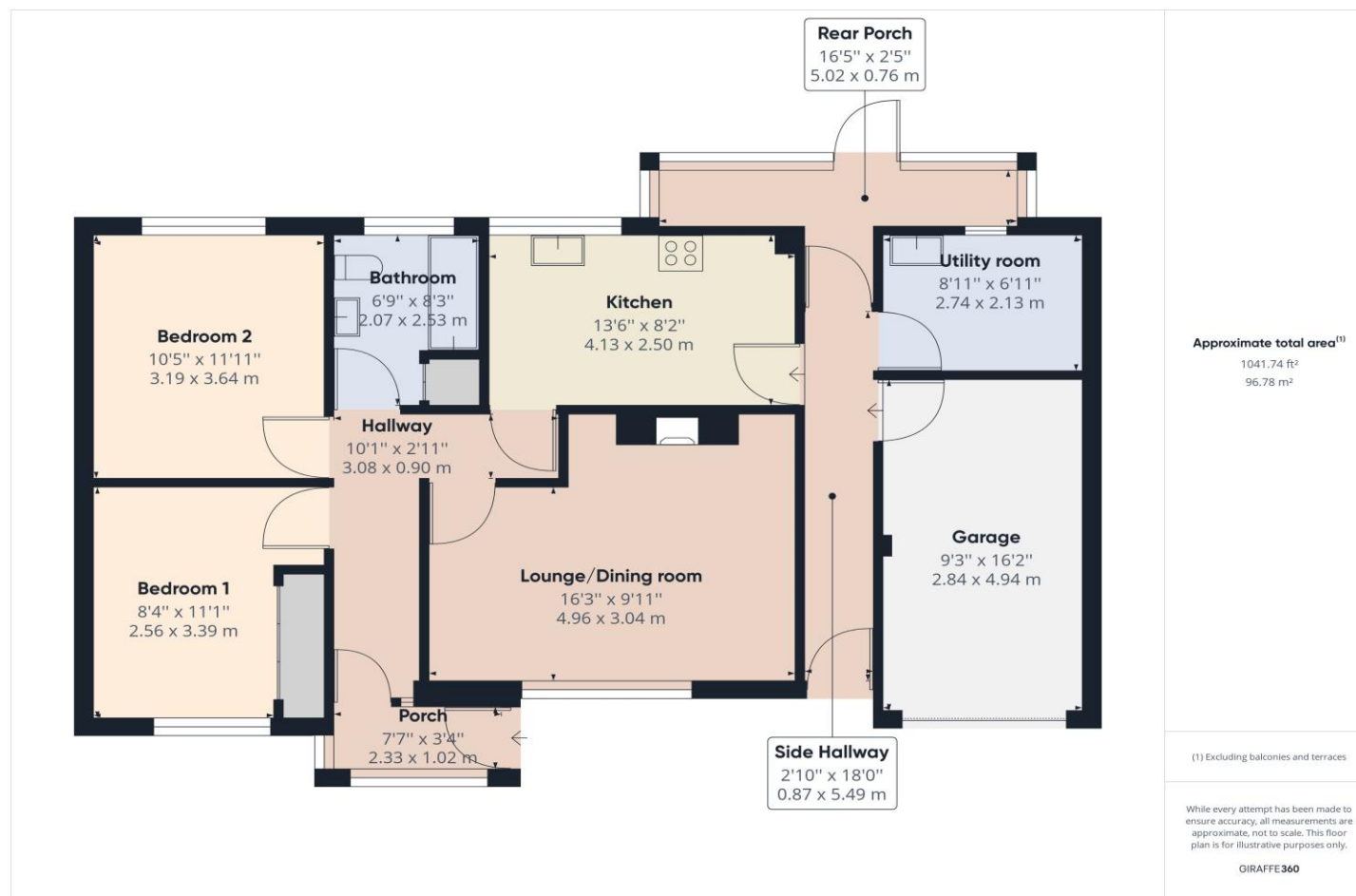
Services:-

Gas, electricity, water and drainage.

Council Tax:-

According to Cornwall Council the council tax is Band B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	70	
(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.

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