



Fore Street, Callington PL17 7AQ

A recently upgraded first floor flat situated within a stones throw from local amenities & facilities BEING SOLD WITH NO CHAIN. Communal Hall, Landing, Hallway, Lounge, Study/Dining area, Bedroom, Kitchen & Bathroom.

uPVC double glazing and modern electric heating. WOULD MAKE AN IDEAL FIRST TIME/INVESTMENT.

Guide Price £75,000
Commonhold

Callington

Situation:-

Callington is a small town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 10 miles from the City of Plymouth. It has Infant and Junior Schools, along with a Community College 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.

Entrance:-

Main side entrance door gives access to the vestibule with stairs rising to the first floor.

Landing:-

Communal landing and door giving access to:-

Hallway:-7'6" (2.29m) x 4'0" (1.22m)

With access to the Lounge, Bedroom and Kitchen.

Lounge:-11'5" (3.48m) Max x 9'5" (2.87m)

With wall mounted fire, modern electric heater, uPVC double glazed windows to the front elevation.

Study/Dining area:-8'3" (2.51m) x 9'2" (2.79m)

With space for Reception furniture.

Kitchen:-6'9" (2.06m) x 7'7" (2.31m)

Fitted with a range of wall and base units, roll top work surfaces, drawer space, 4 ring ceramic electric hob, oven beneath and stainless steel canopy above incorporating the extractor. Stainless steel sink unit with drainer and tiled splashback. uPVC double glazed window to the front elevation, plumbing for washing machine and under unit space for fridge.

Bedroom:-11'10" (3.61m) x 7'6" (2.29m)

uPVC double glazed windows to the front elevation, modern electric wall mounted heater.

Bathroom:-8'7" (2.62m) x 4'3" (1.3m)

Low level WC, pedestal wash hand basins with tiled splashback. Bath with a electric shower over, electric wall mounted heater and extractor.

Services:-

Electric, water and drainage.

Council Tax:-

TBC

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.

