



Callington
PL17 7DD

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ESTATE AGENTS

Guide Price £290,000

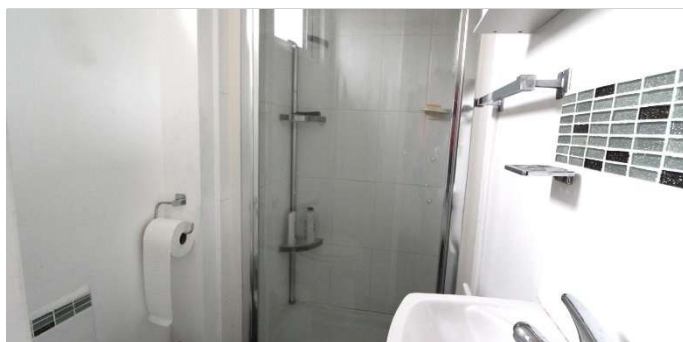
Situation:- Callington is a small town with a thriving community and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors and Dentists.

- Well presented semi detached bungalow
- Situated in a favoured location
- 2/3 Bedrooms & 2 Shower rooms
- Large Conservatory
- Light and airy Lounge/Dining room
- Gardens, Parking and Garage



The Entrance to the property is via the uPVC double glazed door into the Porch, which also provides Loft access. A further door then provides access to the first of two Shower rooms, which include a WC, wash hand basin, shower cubicle with wall mounted electric shower and enclosing door. From the Porch a door also opens to the Kitchen which is fitted with a range of wall and base units, roll top work surfaces, under unit space for a fridge, under unit space and plumbing for an automatic washing machine. There is a 4 ring ceramic hob with an oven beneath and stainless steel canopy above. This room enjoys a pleasant outlook across to the Town and Church.

The inner Hallway provides access to the remainder of the accommodation. The second Shower room has an over sized shower cubicle housing the wall mounted shower. There are a range of cabinets, wash hand basin, encased cistern low level WC, and an heated towel rail. The Lounge is light and spacious having the main feature as the fireplace with an open grate set on a hearth with surround and mantle. Bedroom 1 is a good sized double bedroom and has French doors giving access into the conservatory. Bedroom 2 is a double bedroom, again with French doors giving access to the conservatory. The Utility room was originally a Bedroom and could be converted back to provide a 3rd Bedroom. The large Conservatory has a pleasant outlook the rear garden and has French doors opening to the rear garden. This room is a very social room which would be a pleasure to entertain friends and family in.



OUTSIDE

To the Front there is a lawned garden with a paved pathway which leads up to the front entrance. There is a driveway suitable for 2/3 vehicles and a Garage with power and light. This can also be accessed from the side.

To the Rear there is a large paved patio, an ideal space for al fresco dining. There is a lawned garden with natural hedging and Cornish walling.

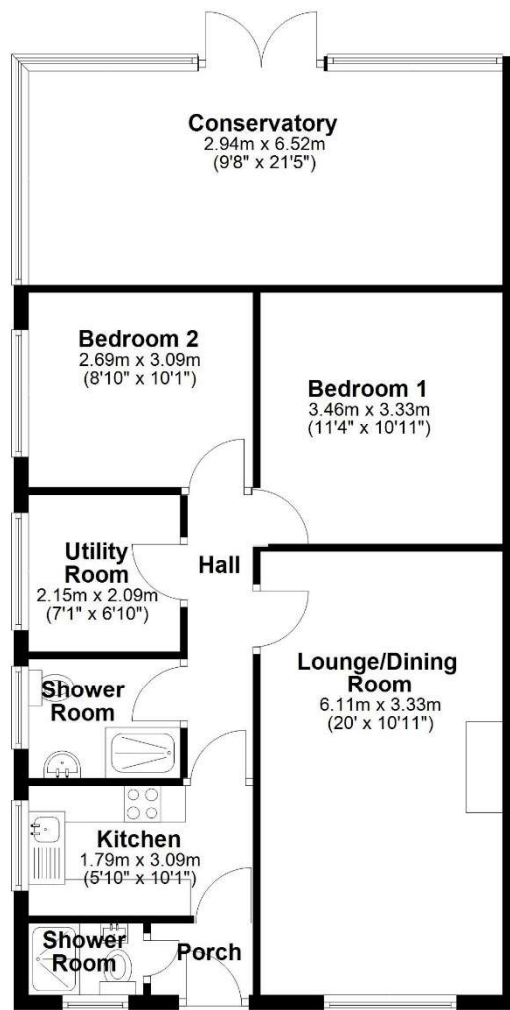
Services:- Mains electric, water and drainage.

Council Tax:- Cornwall Council state the Council tax banding for this property is band B.



Ground Floor

Approx. 82.9 sq. metres (891.9 sq. feet)



Total area: approx. 82.9 sq. metres (891.9 sq. feet)

41 Fore Street, Callington, Cornwall, PL17 7AQ

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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.

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