



Price £275,000 - Freehold  
Sevenstones, Callington PL17 8HX

**DOWSON**nott  
ESTATE AGENTS



**\*CALLING ALL BUILDERS OR ARE YOU LOOKING FOR A RENOVATION PROJECT?\*** If so this property could be just what you are looking for.

Enjoying wonderful views this detached bungalow has adaptable accommodation, out buildings, former Kennels, Garages and Parking. Large Garden/Grounds. BEING SOLD WITH NO ONWARD CHAIN.

**Situation:-**

Sevonstones is a Hamlet set approximately 2.5 miles away from the Cornish town of Callington where amenities and facilities can be found. The property is approximately 17 miles from Plymouth City centre which is therefore within commuting distance via the Tamar Bridge at Saltash. The surrounding countryside is one of outstanding beauty, and many delightful country walks can be enjoyed without venturing far from the from the property.

**Bedroom 1:- 20'8" (6.3m) x 9'11" (3.02m)**

**Shower room:- 9'1" (2.77m) x 11'4" (3.45m)**

**Outside:-**

**Side Store:- 7'1" (2.16m) x 8'11" (2.72m)**

**Garages:-**

**Kennels:-**



The Kit Hill Country Park is also nearby, providing bracing walks and landmarks of local historic interest. There are also many sporting and recreational facilities available in the immediate area, as well as nearby golf courses at Tavistock (7 miles) and St Mellion. There is also a primary school at Drakewalls (2 miles) together with local shopping facilities and a railway station providing a regular rail link with Plymouth, via one of the most scenic routes in the country.

**Porch:- 5'2" (1.57m) x 4'0" (1.22m)**

**Reception-Bedroom 2:- 15'1" (4.6m) x 10'3" (3.12m)**

**Kitchen-Dining room:- 32'7" (9.93m) x 11'1" (3.38m)**

**Lounge:- 16'1" (4.9m) x 10'2" (3.1m)**

**Utility room:- 5'6" (1.68m) x 10'11" (3.33m)**

### **Gardens/Grounds:-**

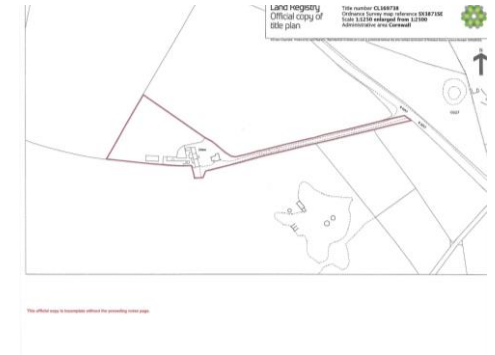
Enveloping the property and consisting of grassed sections and uncultivated areas which can be utilized and adapted for individual preferences/requirements.

### **Services:-**

TBC - all services are currently disconnected.

### **Council Tax:-**

According to Cornwall Council the tax band is D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	12	
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.

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