



Guide Price £215,000 - Freehold
6, Elm Close, Callington PL17 7EX

DOWSONnott
ESTATE AGENTS

Set on a large corner plot within a small cul de sac in reach of local amenities is this modern semi detached extended house. Brief accommodation comprises:- Porch, Lounge, Kitchen/Dining room and Conservatory on the ground floor. Landing, 2 Double Bedrooms and Shower room on the first floor. There is a useful Utility/Store which was originally the Garage and can be reinstated if required.

Outside there is Ample Parking for approximately 3/4 vehicles and front and rear gardens. The property benefits from Gas central heating and has uPVC double glazing. NO CHAIN.



Situation:-

Callington is a town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 15 miles from the heart of the City of Plymouth. It has Infant and Junior Schools, along with a Community College with an enviable reputation which specialises in Sports and Music. The town has a Tesco store and a range of local shops in Fore Street, doctors and dentist surgeries and regular bus services.

Porch:- 4'4" (1.32m) x 3'10" (1.17m)

Entrance door with a detailed leaded light and frosted glass and semi circular detail. uPVC double glazed encased window to the front elevation, radiator. Internal door with inset glass panels gives access through to:-

Bedroom 2:- 8'11" (2.72m) x 12'9" (3.89m)

Double bedroom, radiator, uPVC double glazed windows to the rear elevation overlooking the garden. Cupboard with shelving, ample storage space and includes a radiator.

Shower room:- 4'9" (1.45m) x 8'4" (2.54m)

Modern suite comprising of double sized shower cubicle with mira electric shower, aqua waterproof wall covering, tray, sliding door and screens. Vanity units including the wash hand basin, range of cabinets and display area over. Modern coloured brick style tiles and detailed tiles, uPVC double glazed frosted window to the side elevation, heated towel rail.



Lounge:- 17'5" (5.31m) x 12'10" (3.91m)

A good sized reception room with stairs rising to the first floor under stairs storage cupboard, radiators. Ample room for reception furniture, uPVC double glazed windows to the front elevation. Door with inset glass panels leads through to:-

Kitchen/Dining room:- 8'10" (2.69m) x 12'9" (3.89m)

Fitted with a range of modern wall and base units, roll top surfaces with matching up stands, draw space. Space for cooker, stainless steel and canopy above incorporating the extractor. Space for upright fridge/freezer, stainless steel sink unit with 1 1/2 bowl and drainer. uPVC double glazed windows looking through to the Conservatory and uPVC double glazed French doors giving access to the Conservatory. Space for table and chairs, radiator.

Conservatory:- 11'2" (3.4m) x 11'7" (3.53m)

uPVC double glazed opening and encased windows to the side and rear elevations. uPVC double glazed door giving access to the rear garden, radiator.

Landing:-

With access through to the bedrooms and shower room. Loft access, useful storage cupboard with shelving.

Bedroom 1:- 9'2" (2.79m) x 12'11" (3.94m)

Double bedroom with uPVC double glazed windows to the front elevation, radiator.

Utility:- 5'3" (1.6m) x 8'8" (2.64m)

With plumbing for washing machine, wall and base units, roll top work surfaces and shelving. Internal access into the garage/store.

Garage/Store 11'1" (3.38m) x 8'10" (2.69m)

With a wall mounted central heating and hot water boiler, up/over door and workshop area. Internal door to the Utility. To the front of the Garage/Store there is a Car Port.

Cloakroom:- 2'4" (0.71m) x 4'3" (1.3m)

Low level WC, wash and basin with tiling, extractor.

Gardens:-

To the front there is a sweeping driveway and parking facilities for three to four vehicles. The garden has a pebble finished section and pathway leads up to the front entrance. There are raised lawned sections, walling and access to the rear. The rear garden has paving, pebble finished sections with mature shrubs and garden shed, The garden is enclosed with natural heading and fencing.

Services:-

Gas, electric, water and drainage.

Council Tax:-

According to Cornwall Council the council tax band is B.





Floor 0



Floor 1

Approximate total area[®]

949.96 ft²
88.25 m²

Reduced headroom

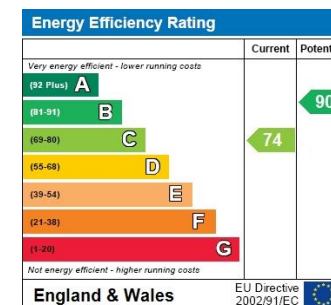
9.52 ft²
0.88 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.
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