



Guide Price £285,000 - Freehold
Callington PL17 7QE

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ESTATE AGENTS

A modern detached house situated in a cul de sac within a favoured location on the fringes of Callington. Brief accommodation comprises:- Hall, Cloakroom, Lounge with feature fireplace and bay window, Further reception room that can be adapted for individual requirements/preferences, Dining room, Kitchen with built in oven, hob, fridge and freezer and Utility on the ground floor. On the first floor the Landing, 3 Bedrooms (originally 4), Wet room and Bathroom can be found. Attached to the house there is a useful office/workshop and Garage. There is additional Parking and low maintenance front and rear Gardens. The property is warmed via Gas central heating and uPVC double glazing.

BEING SOLD WITH NO ONWARD CHAIN.



Situation:-

The Cornish town of Callington is situated in the heart of South East Cornwall approximately 15 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, 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.

Hall:-

uPVC double glazed door with inset glass panels, stairs rising to the first floor, radiator, telephone point.

Landing:-

With access through to the bedrooms, bathroom and wet room, loft access. Cupboard housing the hot water cylinder and shelving, radiator, uPVC double glazed window to the side elevation.

Bedroom 1:- 11'0" (3.35m) x 10'10" (3.3m)

Double bedroom with built in wardrobes having sliding mirror fronted doors, hanging rails and shelving. uPVC double glazed windows to the rear elevation with a pleasant outlook across fields.

Bedroom 2:- 8'9" (2.67m) x 11'3" (3.43m)

Double bedroom having uPVC double glazed windows to the front elevation with a pleasant outlook, radiator.

Bedroom 3:- 9'9" (2.97m) x 7'2" (2.18m)

uPVC double glazed window to the rear, again enjoying the present outlook, radiator.



Cloakroom:- 5'4" (1.63m) x 3'9" (1.14m)

Comprising of low level WC, wash hand basin, part tiling into the walls. uPVC double glazed window to the front elevation, radiator.

Lounge:- 18'3" (5.56m) Into Bay x 10'10" (3.3m)

Nice size reception room having a uPVC double glazed bay window to the front elevation with the recessed area. The main feature of this room is the fireplace which has a living flame pebble finished gas fire with a modern surround and mantel, set on hearth. French doors give access to:-

Reception room:- 9'10" (3m) x 9'4" (2.84m)

(Originally Dining room) An adaptable room for individual requirements with space for reception furniture, door to the kitchen, radiator. Archway to:-

Dining room:- 6'4" (1.93m) x 9'2" (2.79m)

Space for dining room table and chairs, uPVC double glazed doors giving access to the rear garden.

Kitchen/Utility room :- 17'2" (5.23m) x 8'6" (2.59m)

Fitted with a range of wall and base units, roll top work surfaces 4 ring ceramic electric hob with a double oven beneath and an extractor above. Built in fridge and freezer, breakfast bar with seating area beneath. Radiator, under stairs storage cupboard, telephone point, part tiling to the walls, corner display shelving.

Utility section - Matching wall and base units, draw space, under unit space and plumbing for washing machine and space for tumble dryer. Sink unit with 1 1/2 bowl and drainer with swan neck tap over. Matching tiling to the kitchen uPVC double glazed window to the rear and door giving access to the rear.

Wet Room:- 8'8" (2.64m) x 6'8" (2.03m)

Originally a bedroom 3 which could be converted back if required. Suite comprising of low level WC, walk in shower with enclosing doors, wall mounted electric Mira shower. Radiator, uPVC double glazed window to the front, vanity unit incorporating the wash hand basin with cabinets and drawer space below and mirror and lighting above. Large storage cupboard with shelving.

Bathroom:- 5'8" (1.73m) x 8'0" (2.44m)

Suite comprising of low level WC, wash hand basin, bath, tiling to the walls, radiator, shaver point.

Outside:-

To the front there is a driveway which leads up to the Garage. The main garden is laid to pebble with mature shrubs. A pathway leads up to the front and access to the rear is from the side elevations. To the rear there is a paved path and patio garden edged in pebble ideal for alfresco dining and entertaining. There are mature hedges, shrubs trees and fencing. A pathway then leads to the office and rear of the garage.

Garage:- 17'8" (5.38m) x 8'1" (2.46m)

Recently replaced central heating and hot water boiler, power and light, Up/over door and rear door.

Office/Workshop:- 11'0" (3.35m) x 4'10" (1.47m)

With an enclosing door, window, power and light.

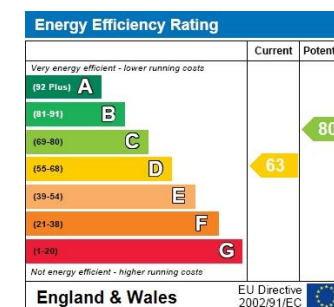
Services:-

Gas, electric, water and drainage.

Council Tax Band:-

According to Cornwall Council the council tax band is D.





AGENTS Note:-

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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.

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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