



Callington
PL17 7FJ



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Guide Price £330,000

Situation - Callington is a thriving town 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 & Dentist surgeries.

- **Modern Spacious Detached House** situated in tucked away location
- **Large Kitchen/Diner** with some built in appliances
- **3 Bedrooms (2 Double)**
- **En suite, Cloakroom and Family Bathroom**
- **Attractive larger than average Gardens, Garage and Parking**
- **NO CHAIN**



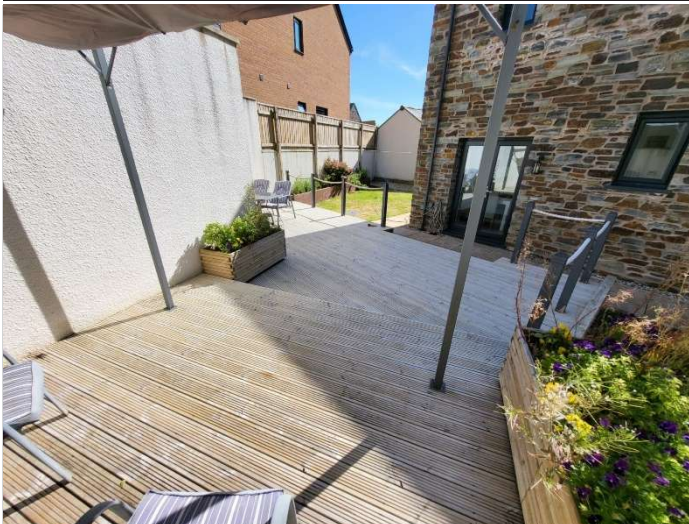
A modern low maintenance detached house situated in a tucked away location of a popular development being sold with no onward chain and well worth a viewing. Steps and front pathway lead up to the front entrance door with eye spy opening in to the the welcoming hallway. There are stairs rising to the first floor, radiator and useful storage cupboard. The Cloakroom which is always a popular choice comprises of a low level WC, wash hand basin with a tiled splashback, radiator and an extractor. The main reception room being the Lounge is a nice spacious room which is triple aspect has a radiator and ample room for reception furniture.

The Kitchen/breakfast room follows on from the hallway and is a nice light room which is fitted with a range of modern wall and base units, square edged worktop surfaces with matching splashbacks, under unit space and plumbing for washing machine and dishwasher, built in electric oven/grill and fridge and freezer.

There is a four ring electric induction hob with a stainless steel and glass canopy over incorporating the extractor and windows face to the front and side and French doors give access to the rear garden. On the first floor the Landing has windows facing to the rear, access through to the bedrooms and bathroom, loft access and an airing cupboard housing the the central heating and hot water boiler.

Bedroom one the principle bedroom is a double bedroom, having a radiator and a window facing to the front. There is an En suite shower room, comprising of oversized shower cubicle with folding glass doors and incorporating a water fall shower head, low level WC, wash hand basin and heated towel rail. Shaver point, range of bathroom glass fronted cabinets and a frosted window facing to the rear.

Bedroom two is a double bedroom facing to the front elevation which has the advantage of distant views over to the countryside, encased window to the side elevation and radiator. Bedroom three faces to the front elevation again enjoying the views and has a radiator. To complete the accommodation the Family bathroom comprises of encased low level WC, wash hand basin, bath with both waterfall shower over and a half height shower head, heated towel rail and a frosted window facing to the rear.



OUTSIDE

To the front there is a driveway suitable for two vehicles. The Garage has an up and over door, power and light. To the front there is a pathway edged in pebbles and to the right there is a gate providing access to the side and rear gardens.

To the rear of the property there is a paved terrace, large decked seating area ideal for a fresco dining/entertaining, raised flower beds finished in bark, outside tap. To the side there is a lawn with edged with raised flower and shrub beds, further patio area and section laid to pebble. The gardens are enclosed with garden walling and fencing.

Services:- Electric, water, drainage and gas.

Council Tax Band:- According to Cornwall Council the Council tax band is D.

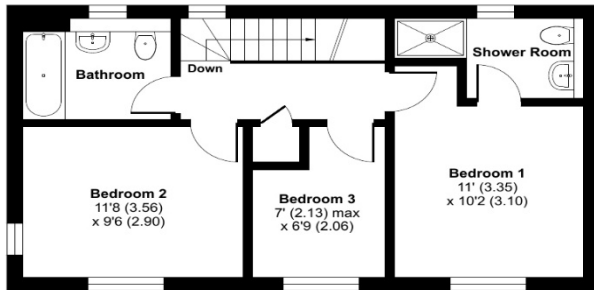
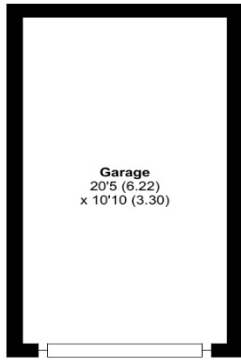
Service Charge:- The current service charge is £264.00 per annum



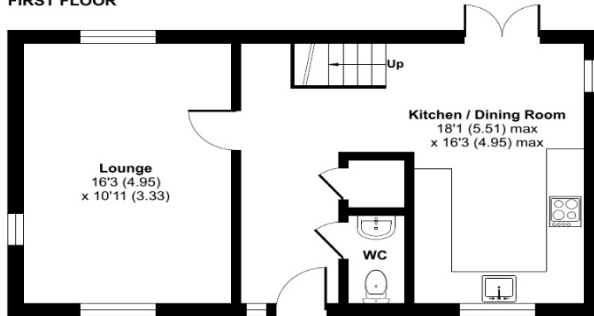


Callington, PL17

Approximate Area = 970 sq ft / 90.1 sq m
Garage = 222 sq ft / 20.6 sq m
Total = 1192 sq ft / 110.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Dawson Nott Ltd. REF: 1487773

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

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.

