



Guide Price £350,000 - Freehold
Callington PL17 7HF

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ESTATE AGENTS

An immaculately presented greatly improved and refurbished detached bungalow in a favoured location of Callington. Brief accommodation comprises:- Porch, Hall, Lounge, Replacement Kitchen/Dining room, Rear Porch, 2 Double Bedrooms and modern Shower room.

Outside there is a Garage, Driveway & level sited attractive Gardens. Gas central heating and uPVC double glazing. BEING SOLD WITH NO ONWARD CHAIN. A viewing is HIGHLY RECOMMENDED.

Situation:-

Callington is a small town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 15 miles from 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 good range of local shops in Fore Street, doctors and dentist surgeries.

Porch:-

uPVC double glazed entrance door with inset panels and matching side panel. Wooden flooring, uPVC double glazed window to the side elevation, door with glass panels and matching side panel give access to:-

Rear Porch:- 6'0" (1.83m) x 6'0" (1.83m)

With uPVC double glazed enclosing and opening windows and uPVC double glazed door with inset glass to the side elevation and matching wooden flooring.

Bedroom 1:- 10'10" (3.3m) x 13'0" (3.96m)

Double Bedroom with uPVC double glazed window to the front elevation and radiator, fitted carpet.

Bedroom 2:- 11'1" (3.38m) x 9'6" (2.9m)

Double bedroom with uPVC double glazed window to the side elevation. Fitted carpet.



Hallway:- 13'0" (3.96m) x 3'1" (0.94m)

Main hallway consisting of a radiator, wooden flooring, cloak hanging cupboard with shelving and hooks. Further cupboard with shelving, spotlighting. Internal door with glass panels gives access to:-

Lounge:- 11'10" (3.61m) x 16'9" (5.11m)

A nice and light room with ample room for reception furniture, uPVC double glazed to the side and the rear elevations, radiator and recess areas.

Kitchen/Dining Room:- 12'8" (3.86m) x 11'10" (3.61m)

Recently replaced kitchen including base units with worktop surfaces over, plumbing and space for washing machine, sink unit swan neck tap over and drainer. Four ring electric hob with a stainless steel and glass finished canopy above incorporating the extractor, drawer space, pan drawers, eye level oven, space saving pull-out unit, under unit fridge. Modern brick style part tiling to the walls, uPVC double glazed windows to the side and rear elevations, space for small table and chairs, radiator. Spotlighting and wooden flooring. Door with glass panel gives access to:-

Shower room:- 8'5" (2.57m) x 6'2" (1.88m)

Modern recently replaced suite including an encased system low level WC, vanity unit with wash hand basin and wooden drawers beneath, tap over. Walk-in double size shower with waterfall shower head and a half height bar shower, niche, tray and screen. Tiling and detailed tiling to the walls and tiling to the floor. uPVC double glazed window with frosted glass to the side elevation with tiled sill.

Outside:-

Outside the property there is a gateway and a driveway suitable for one vehicle leading up to the garage. The gardens envelope the property and include lawns, flower and shrub beds, walling, and a pathways leads to the main entrance. A further gate and pathway to the side also give access. To the rear there is a patio area suitable for outside dining, entertaining etc, raised flower beds, lawn, garden walling and fencing.

Garage:- 16'11" (5.16m) x 8'6" (2.59m)

Up and over door, wall mounted central heating and hot water boiler, power and light.

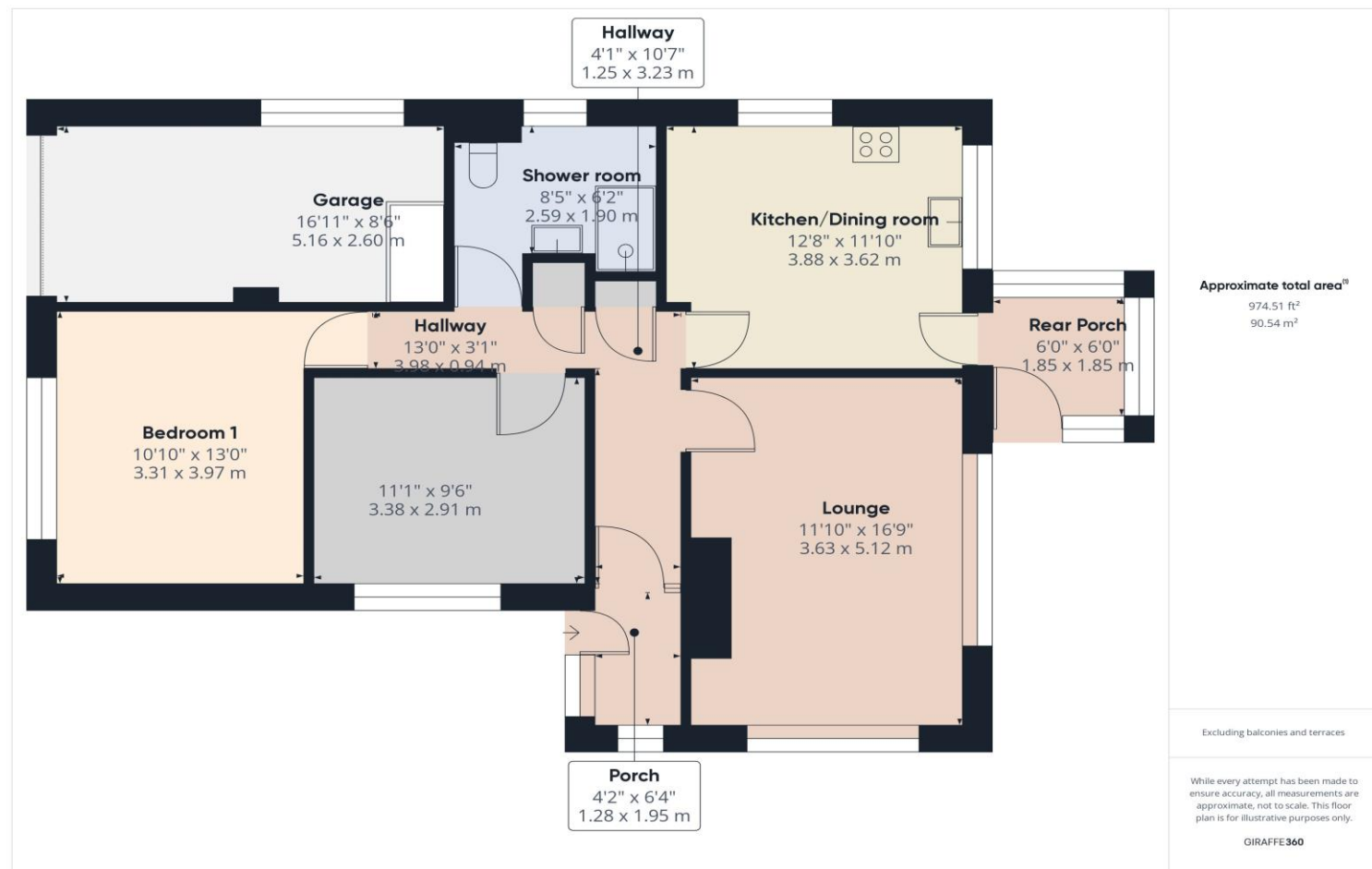
Services:-

Electricity, water, drainage and Gas.

Council Tax:-

According to Cornwall Council the council tax band is D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
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.
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