



Guide Price £175,000 - Freehold
Calstock PL18 9RB

A semi detached house situated in an elevated position within the riverside village of Calstock which has a selection of amenities and facilities and vibrant community. Brief accommodation comprises:- Hall, Lounge with multi fuel burner and Kitchen/Dining room on the ground floor. Landing, 3 Bedrooms and Bathroom on the first floor.

Outside to the front there are small front gardens, Car Port and Parking. To the rear there is a tiered garden which has different sections. The property has uPVC double Glazing and has the advantage of BEING SOLD WITH NO ONWARD CHAIN.



Situation:-

Calstock is one of South East Cornwall's most desirable villages situated on the Cornish side of the River Tamar and is within an Area of Outstanding Natural Beauty. The village originally developed as a riverside port, supporting agriculture and local mining activity and is dominated by the elegant railway viaduct built in the early 1800's. Today Calstock is a thriving and vibrant village with a range of facilities including village shops, post office, pubs and cafe, hairdressers, a primary school and a branch line railway station with a regular service into Plymouth. River pursuits are available on the Tamar with deep water moorings at Calstock Boatyard and the refurbished quay forms the heart of the village.

Bedroom 2:- 10'3" (3.12m) x 7'10" (2.39m)

uPVC double glazed window to the rear elevation overlooking the garden.

Bedroom 3:- 7'8" (2.34m) x 6'10" (2.08m)

uPVC double glazed window to the rear.

Bathroom:- 7'1" (2.16m) x 4'5" (1.35m)

Suite comprising of low level WC, wash hand basin, bath with central taps and feature lighting. Display niche and shower over bath. uPVC double glazed frosted window to the front.

Outside:-

To the front of the property there is a driveway and gates which open giving access to the covered carport, main entrance and side access to the rear garden.



Hall:- 5'6" (1.68m) x 2'7" (0.79m)

Entrance side door with inset glass panels, matching side panel, stairs rising to the first floor. Cupboard space.

Lounge:- 10'5" (3.18m) x 15'0" (4.57m)

A good sized reception room having uPVC double glazed windows to the front elevation. Multi fuel stove set on a tiled hearth, electric night storage heater.

Kitchen/Dining room:- 10'3" (3.12m) x 14'11" (4.55m)

Fitted with a range of wall and base units, roll top work surfaces, drawer space, pan drawers, glass fronted display cabinets, shelving. Under unit space and plumbing for washing machine and space for cooker. Space for dining room table and chairs, under stairs storage cupboards, uPVC double glazed window to the rear elevation, part tiling.

Landing:- 8'3" (2.51m) x 3'4" (1.02m)

Access to the bedrooms and bathroom, electric storage heater, cupboard and loft access.

Bedroom 1:- 10'4" (3.15m) x 10'3" (3.12m)

uPVC double glazed window to the front elevation enjoying views over rooftops, surrounding and far reaching countryside. Airing cupboard with hot water cylinder and shelving.

Front Garden:-

The front garden has paved areas with mature shrubs, flower beds and walling.

Rear Garden:-

The rear garden is tiered and includes, steps, pathways, patio areas, mature shrubs, flowers and trees. Cornish style walling, fencing and drying area.

Services:-

Electric, water and drainage.

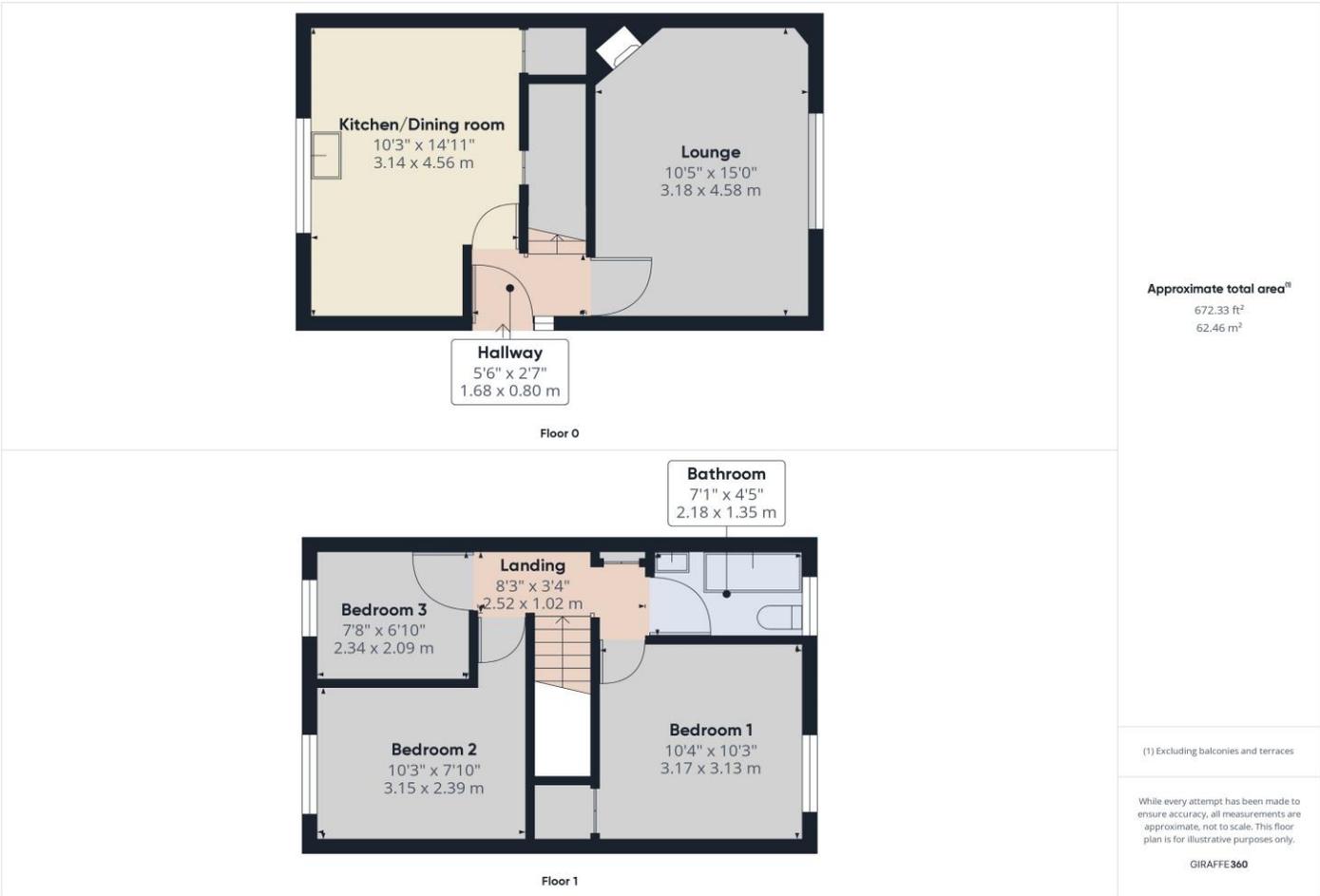
Council Tax:-

According to Cornwall Council the council tax band is B.

Note:-

Please note the electric night storage heaters are currently disconnected and we have been advised this property is of timber frame construction.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		91
(81-91) B		
(69-80) C	71	
(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	

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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