



Callington
PL17 7AQ

Guide Price £75,000
Leasehold



1



1



1

Situation:- Callington is a small town a thriving community of 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 which specialises in Sports and Music. The town has a Tesco store and a good range of local shops in Fore Street.

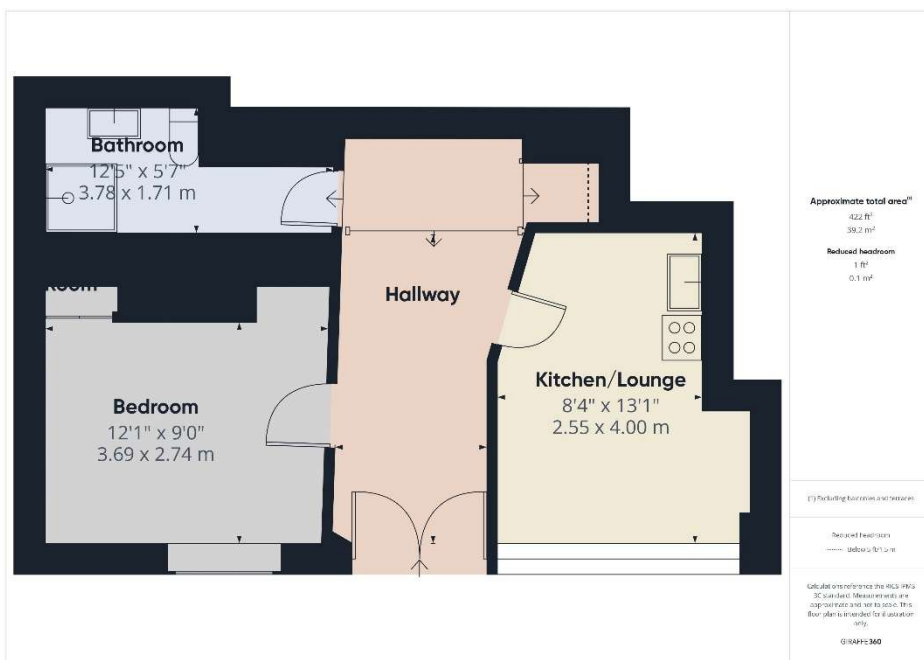
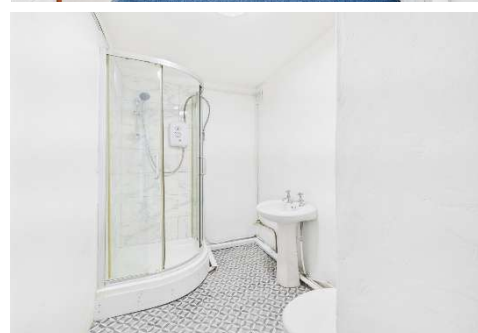
Description:- uPVC double glazed French doors open to a spacious Hallway which gives access to the accommodation and includes a recess with plumbing for a washing machine. The open plan Lounge/Kitchen is nice and light and has just had new cabinets installed. There is a free standing oven and space for a fridge/freezer. The lounge area has room for reception furniture, has a modern electric wall mounted heater and uPVC double glazed window to the front. There is a Double bedroom having uPVC double glazed windows to the front elevation, cupboard with shelving and modern electric wall mounted heater. The Shower room has a low level WC, wash hand basin and a corner shower unit with electric shower.

Services:- Electric, water and drainage.

Ground rent/Service Charge:- £200.00 per annum

Lease:- 998 years

Council Tax Band:- According to Cornwall Council the council tax band is To Be Confirmed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	82
	EU Directive 2002/91/EC	

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.

41 Fore Street, Callington, Cornwall, PL17 7AQ

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

 dawsonnott.co.uk

