



Fore Street, Callington PL17 7AQ

GROUND FLOOR FLAT WHICH COULD BE USED FOR OFFICE SPACE SUBJECT TO NECESSARY CONSENTS situated in a prime location of the town centre. Hall, Dining, Lounge/Kitchen, Double Bedroom and Bathroom. The bathroom and the kitchen need to be purchased and installed but this gives you the option of your own choices!

BEING SOLD WITH NO ONWARD CHAIN.

Guide Price £75,000
Commonhold

Fore Street, Callington

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 10 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.

Hallway:-

uPVC double glazed French doors. Access to the Kitchen/Lounge, Bedroom & Bathroom. Dining area which can be incorporated with the Lounge/Kitchen.

Lounge/Kitchen 8'3" (2.51m) x 13'1" (3.99m)

Which is a blank canvas and can be adapted to individual preferences/requirements needing the purchase of a Kitchen and installation. uPVC double glazed window to the front elevation, power points. Please note at the moment the Dining area and the Kitchen/Lounge are divided but according to the architects plan this can be incorporated as one.

Bedroom:-12'1" (3.68m) x 9'0" (2.74m)

Double bedroom having uPVC double glazed windows to the front elevation, cupboard with shelving, power points.

Bathroom:-12'6" (3.81m) x 5'7" (1.7m)

Again a blank canvass for individual requirements and requiring a chosen suite and fitting.

Services:-

The vendor is in the process of having the services connected.

Council Tax:-

To be confirmed

Note:-

Please note on the architects plan the relevant flat is known as flat 1.

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.

