



Callington  
PL17 7HZ

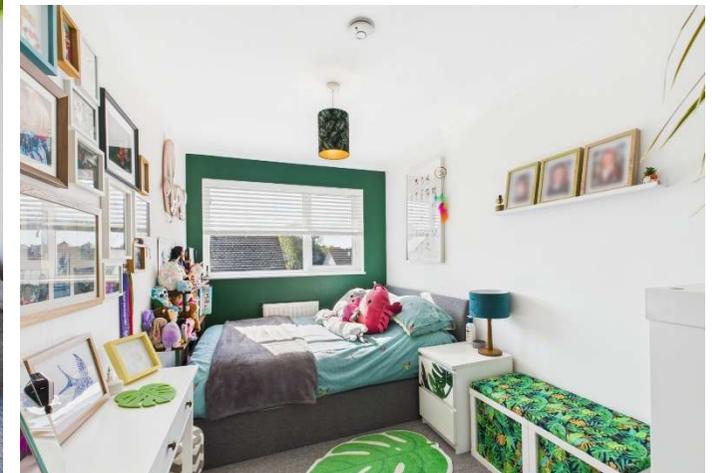
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ESTATE AGENTS

# Guide Price £285,000

**Situation** - Callington is a small 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.

- Immaculately Presented Extended Semi detached house
- 4 Bedrooms
- 2 Reception rooms
- Attractive well tended Gardens
- Impressive modern Bathroom
- Garage and driveway for 3 vehicles



The property is approached via the driveway, where there is front terrace which provides an ideal spot to enjoy the sun, being south facing.

A useful entrance porch gives access to a light and spacious lounge with has ample room for reception furniture. Stairs rise to the first floor, with useful understairs cupboard. The modern kitchen then follows and includes a selection of appliances, including a large cooking range, an integrated fridge freezer and a dishwasher. The kitchen enjoys a pleasant outlook over the rear decked terrace and attractive garden.

There is a separate dining room which is always an advantage if you have a family, or enjoy entertaining.

There is also internal access to the garage.

On the first floor the landing gives access to the 4 double bedrooms and the impressive family bathroom.

Bedroom 4 is currently used as a dressing room which is always a popular choice if not needed as a bedroom. The family bathroom not only includes the modern double ended free standing bath but a walk-in over sized shower cubicle, with a waterfall and second shower head. The bathroom walls are fully tiled for easy maintenance.



## OUTSIDE

To the front there is parking for 3 vehicles and a front decked terrace.

The rear garden has a decked patio which is a nice area to enjoy al fresco dining and has views across the countryside and Caradon.

Steps with anti slip grip give access down into the main garden which is laid to lawn and edged in gravel. Raised flower and shrub beds are finished in wood and there is a further decked patio suitable for garden furniture and potted flowers.

The garden is enclosed with fencing. There is also an outside tap and outside power.

The garage has an electric door, power and light and access to the dining room.

Services:- Electric, water and drainage.

Council tax band:- B





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1023.23 ft<sup>2</sup>  
95.06 m<sup>2</sup>

**Reduced headroom**

9.07 ft<sup>2</sup>  
0.84 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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