



Callington
PL17 7FX



3



1



2

 dawsonnott.co.uk



Guide Price £385,000

Situation: Callington is a small town with a thriving community situated in 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 and Dentists.

- **Modern Detached Bungalow**
- **Specifically for the over 55's on a Select Development**
- **Three Bedrooms, one with En-suite**
- **Lounge with feature fire**
- **Kitchen with integrated appliances**
- **Attractive Gardens**



A well presented level sited bungalow situated in a sought after select development specifically for persons over 55 within easy reach of local amenities being one of only 3 detached bungalows within this select development of 17 properties. The Entrance door opens into the Hallway with loft access and a large cupboard with double doors, housing the central heating and hot water boiler. The Lounge provides a good sized main reception room, having the main feature as the fireplace with a living flame log effect electric fire set on a hearth, with surround and mantel. Windows looking out to the attractive rear garden and Upvc double glazed French doors providing access to the rear. The Kitchen/Diner is fitted with a range of modern high gloss wall and base units with roll top work surfaces and matching upstands. Four ring electric induction hob, with a stainless steel canopy above incorporating the extractor an eye level double oven and grill and stainless steel splash back. Integrated fridge and freezer, under unit space and plumbing for washing machine and integrated dishwasher. French doors provide access to the rear garden.

Bedroom One is a light and spacious double bedroom having windows to the front again enjoying the views. An internal door then leads in to the En-suite Shower room comprising of a low level WC, wash hand basin, oversized enclosed shower cubicle, housing the Mira electric shower with double shower heads. There is part tiling to the walls with glass detail, a frosted window to the side, shaver point and extractor. Bedroom Two is a double bedroom facing to the front with a pleasant outlook across to Kit Hill. Bedroom Three is a versatile room which can be adapted for individual purposes and it has windows to the rear overlooking the garden. The main Bathroom has a suite comprising of low level WC, vanity unit incorporating the shaped wash hand basin with drawers beneath and a bath. There is part tiling to the walls with glass detail, a frosted window to the front and a shaver point.



OUTSIDE

To the front of the property there is allocated paved parking area for two vehicles. A matching paved pathway leads to the front and to the left hand side of the property. The gardens include a lawn and flower and shrub beds.

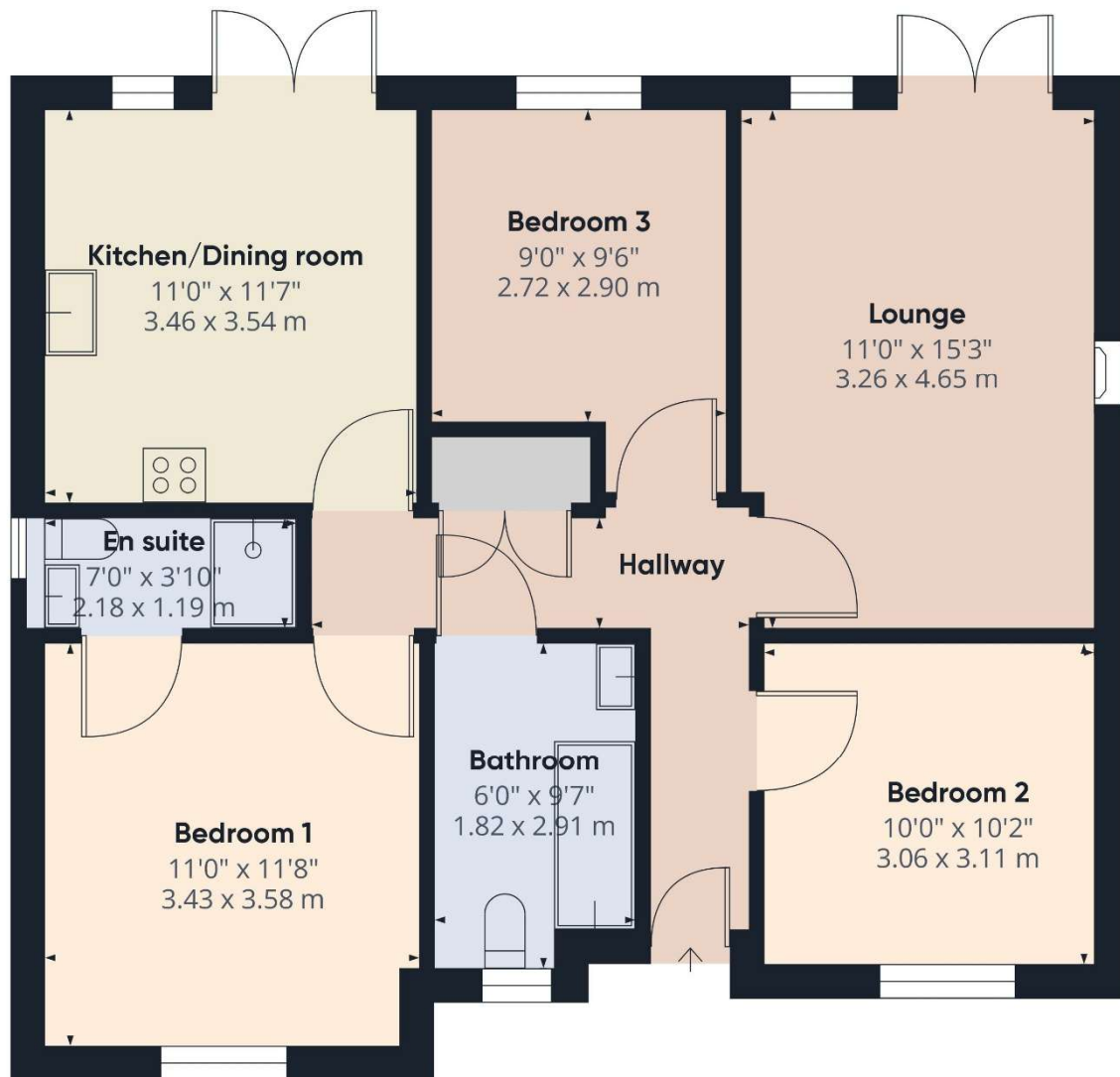
The rear garden can be accessed via the left hand side elevation via a gateway, or from the kitchen or lounge. Paved patio areas, suitable for garden furniture and alfresco dining. Shaped lawn with attractive flower beds and borders, shed and the garden is enclosed with fencing.

Services: Mains Electricity, Gas, Water and Drainage

Service Charge: Approximately £323.88 per annum

Council Tax: According to Cornwall Council the Tax Band is D





Approximate total area¹⁾
804.71 ft²
74.76 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

41 Fore Street, Callington, Cornwall, PL17 7AQ

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

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.

