



Guide Price £280,000 - Freehold
Callington PL17 7EE

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E S T A T E A G E N T S

A detached bungalow situated in a favoured location of Callington within easy reach of amenities, facilities and main routes. Brief accommodation comprises:- Hall, Lounge/Dining room, Kitchen/Breakfast room, 3 Bedrooms (2 doubles), Shower room, Passage, Utility & Garage.

Outside there are easy to maintain Gardens and ample Parking. The property has Gas central heating and uPVC double glazing and is being sold with NO ONWARD CHAIN.



Situation:-

The Cornish town of Callington is situated in the heart of South East Cornwall approximately fifteen miles distant from the City of Plymouth. There are a selection of shops including individual, B&M and Tesco. The town has the advantage of Infant and Junior schools, together with a Community College with an enviable reputation which specialises in Sport and Music. There are further amenities and facilities including doctors, dentist, cafes, public houses, post office and a regular bus service. Recreational pursuits can be found within a short distance away including the Tamar Valley an area of outstanding natural beauty, countryside and river walks, places of historical interest and St Mellion international resort.

Shower room:- 7'1" (2.16m) x 8'6" (2.59m)

Suite comprising of large vanity unit incorporating encased system low level WC, wash hand basin with cabinet below and tap above. Over sized shower cubicle housing the bar shower and shower head, tray, enclosing screen and door. Heated towel rail, tiling to the walls. Upvc double glazed frosted window to the rear elevation.

Kitchen/Breakfast Room:- 10'10" (3.3m) x 12'8" (3.86m)

Fitted with a range of wall and base units, roll top surfaces, circular sink unit with drainer. Built in induction hob with a oven/grill beneath, stainless steel canopy above incorporating the extractor. Space for upright fridge/freezer, drawer space, part tiling to the walls, free standing full sized dishwasher.



Hallway:-

Upvc double glazed entrance door with frosted glass and matching side panel. Radiator, loft access with ladder, airing cupboard with shelving and storage space.

Lounge/Dining Room 18'3" (5.56m) x 10'11" (3.33m)

The main reception room having Upvc double glazed windows to the front elevation, radiator, fireplace recess with a free standing electric fire set on a hearth with matching backing and mantle. Recessed area to either side of the chimney breast. 2 piece suite, area suitable for dining room table and chairs.

Bedroom 1:- 11'10" (3.61m) x 12'5" (3.78m)

Good sized double bedroom having Upvc double glazed window to the front elevation, radiator, two sets of free standing wardrobes.

Bedroom 2:- 8'11" (2.72m) x 12'7" (3.84m)

Double bedroom having Upvc double glazed window to the rear elevation and radiator. Ample space for bedroom furniture.

Bedroom 3:- 6'9" (2.06m) x 9'4" (2.84m)

Upvc double glazed window to the rear elevation with a pleasant outlook and radiator.

uPVC double glazed window to the rear elevation with views across to Kit Hill and the countryside. Radiator, area for a small breakfast table and chairs.

Passage:-

With Upvc double glazed doors to the front and rear elevation both with glass panels. Access to the Utility room and Garage.

Utility Room:- 9'3" (2.82m) x 5'11" (1.8m)

With work top surfaces, belfast sink, Worcester central heating and hot water boiler. Under unit space and plumbing for washing machine, tumble dryer. Upvc double glazed window to the rear elevation over looking the garden. Radiator and shelving.

Garage:- 9'3" (2.82m) x 17'8" (5.38m)

Roll up electric main door, window to the side elevation, lighting and power.

Outside:-

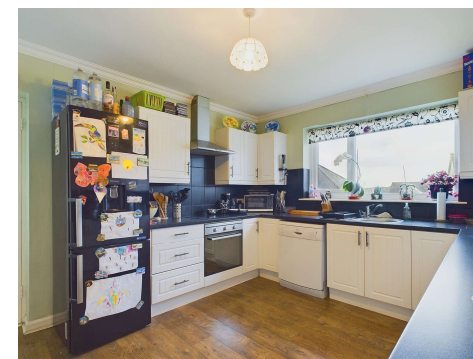
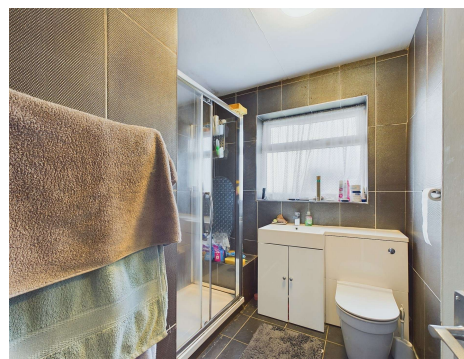
To the front there is a driveway in front of the garage and further parking to the right hand side of the property. A pathway leads to the main entrance door. The front garden includes flower and shrubs. To the rear there is a decked terrace, lawn, shrubs and flowers.

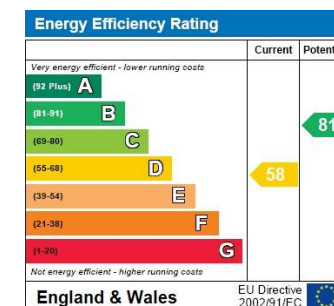
Services:-

Gas, electric, water and drainage.

Council Tax:-

According to Cornwall council the council tax band is D.





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.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN