



Guide Price £260,000 - Freehold  
Callington PL17 7TU

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ESTATE AGENTS



A nice sized modern semi detached house situated on the popular development of The Village Collection located on the fringes of Callington. Brief accommodation comprises:- Hall, Lounge, Dining room, Kitchen/Breakfast room and Cloakroom on the ground floor.

On the first floor the Landing, 3 Bedrooms, En suite and Family Bathroom can be found. Outside there are front and rear Gardens, Parking and Garage.

The property is warmed via Gas central heating and there is uPVC double glazing.



#### Situation:-

Callington is a small town with a population of around 6500 people and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth and has regular bus routes to all areas. It is within close proximity of St Mellion golf and country leisure resort. It has Infant and Junior Schools, along with a Community College. The town has a Health Centre, Tesco store and a range of local shops, there are a variety of clubs suitable for all ages and allotments. The housing is a mix of older cottages with newer homes on the outskirts of the town.

#### Hallway:-

Composite entrance door with eye spy and stained glass frosted glass detail, stairs rising to the first floor, cloaks cupboard. Radiator. Access to the cloakroom, lounge/dining room and kitchen/breakfast room.

#### Landing:-

With access through to the bedrooms and family bathroom, Upvc double glazed window to the rear over looking the rear garden, airing cupboard housing the hot water tank. Radiator and loft access.

#### Bedroom 1:- 10'0" (3.05m) x 10'10" (3.3m)

Double bedroom with uPVC double glazed window to the front elevation with distant countryside views, radiator, fitted wardrobes with hanging rails, shelving and storage space.

#### En suite:- 4'0" (1.22m) x 7'1" (2.16m)

Comprising of low level WC, wash hand basin with tiled splashback, cubicle housing the shower and shower head, tray, folding door and glass screen. Radiator, uPVC frosted double glazed window to the front elevation, extractor fan.





**Cloakroom:- 3'0" (0.91m) x 4'8" (1.42m)**

Comprising of low level WC, corner wash hand basin with tiled splashback, radiator and consumer box.

**Lounge:- 10'0" (3.05m) x 18'4" (5.59m)**

The main feature of this room fireplace with a surround backing mantle and hearth, gas fire which has been decommissioned. uPVC double glazed windows to the front elevation, radiators, uPVC double glazed French doors give access to the rear garden and uPVC double glazed windows to the rear.

**Dining room:- 8'0" (2.44m) x 10'1" (3.07m)**

Area suitable for table and chairs and further reception furniture, uPVC double glazed window to the front elevation and radiator.

**Kitchen/Breakfast room:- 15'0" (4.57m) x 8'0" (2.44m)**

Fitted with a range of modern wall and base units, square edged work top surfaces, 4 ringed gas hob with canopy above incorporating extractor, eye level double oven/grill, drawer space, plumbing and space for washing machine, stainless steel sink unit with 1.5 bowl and drainer. Part tiling to the walls, uPVC double glazed window to the rear elevation over looking the garden. Under unit lighting, space for upright/fridge freezer, storage cupboards, space for table and chairs, radiator, composite door with inset glass detail gives access to the rear.

**Bedroom 2:- 8'0" (2.44m) x 10'9" (3.28m)**

Double bedroom with uPVC double glazed window to the front elevation, enjoying the distant countryside views, wardrobe with hanging rails, shelving, radiator.

**Bedroom 3:- 8'0" (2.44m) x 7'4" (2.24m)**

Good sized single bedroom with a uPVC double glazed window to the rear over looking the garden, radiator.

**Bathroom:- 7'0" (2.13m) x 6'2" (1.88m)**

Suite comprising low level WC, wash hand basin, bath, part tiling to the walls, uPVC double glazed frosted window to the rear elevation with tiled sill, extractor and radiator.

**Outside:-**

To the front the garden is laid to pebble and a pathway leads to the side gate giving access to the rear garden. To the rear the garden is mainly laid to lawn with a patio ideal for outside dining. The garden is enclosed with fencing and there is a side access pathway leading to the front.

**Garage:-**

Up and over metal door and a parking space to the front.

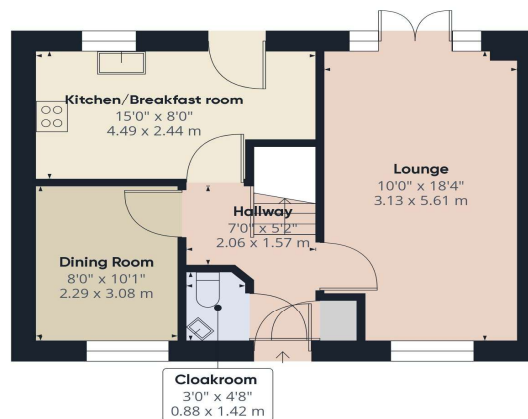
**Services:-**

Electric, gas, water and drainage.

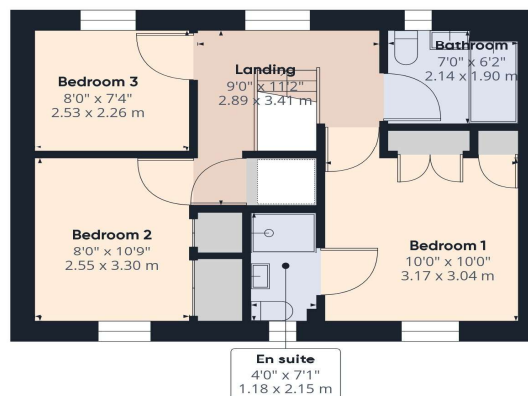
**Council Tax:-**

According to Cornwall council the council tax band is C.





Floor 0



Floor 1

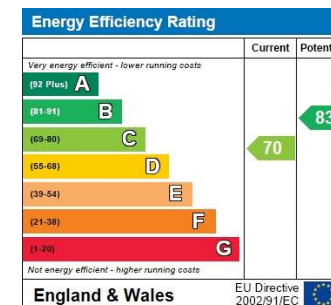
**Approximate total area<sup>(1)</sup>**

890.82 ft<sup>2</sup>  
82.76 m<sup>2</sup>

(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.

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