



Guide Price £209,950 - Freehold  
Callington. PL17 7BX

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ESTATE AGENTS



A good sized semi detached house situated a short distance from the town centre within reach of amenities, facilities and main routes which is in good order and would make a lovely home for a variety of buyers. Brief accommodation comprises:- Hall, Lounge with feature fire, Kitchen/Dining room, Lobby and Utility on the ground floor. Landing, 3 Bedrooms (2 DOUBLE) and Bathroom on the first floor. Outside to the front there is a hard standing for vehicle and a garden. To the rear there is a large enclosed garden which would be ideal for a family or the gardening enthusiast and includes a shed/workshop. The property has Gas central heating and uPVC double glazing and should be viewed to be appreciated.



#### 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 15 miles from the City of Plymouth. It has Infant and Junior Schools, along with a Community College with an enviable reputation which specialises in Sports and Music. The town has a Tesco store, B&M, range of local shops, Gym, Doctors and Dentist surgeries and Bus Service. There are many recreational pursuits nearby that can be enjoyed.

Arch and steps give access to the main entrance.

#### Hallway:-

uPVC double glazed entrance door with leaf design glass detail. Stairs rising to the

Base units, roll top work surfaces, space and under unit space for fridge or freezer, further space for other white goods.

#### Landing:-

Access through to the bedrooms and family bathroom, loft access, uPVC double glazed window to the side elevation.

#### Bedroom 1:- 9'7" (2.92m) x 10'6" (3.2m)

Double bedroom with uPVC double glazed window to the rear elevation over looking the garden, radiator.

#### Bedroom 2:- 9'9" (2.97m) x 7'2" (2.18m)

Double bedroom with uPVC double glazed window to the front elevation with views across to Caradon, radiator.

#### Bedroom 3:- 6'7" (2.01m) x 9'9" (2.97m) Into Recess





first floor, covered radiator and port hole feature window to the front.

**Lounge:- 9'1" (2.77m) x 14'0" (4.27m)**

Being the main reception room with uPVC double glazed windows to the front elevation. The main feature of this room is the fireplace with a living flame cast iron wood burner effect stove with surround and mantle set on a hearth. Recessed areas to either side of the chimney breast, radiator. Door to:-

**Kitchen/Dining room:- 9'6" (2.9m) x 17'3" (5.26m)**

Fitted with a range of wall and base units, roll top work surfaces, space for cooker, recessed area with base unit and work top over. Modern brick style tiling to the walls, under unit space and plumbing for washing machine, plumbing for dishwasher, stainless steel sink unit with drainer and tap over, cupboard housing the Worcester central heating and hot water boiler, uPVC double glazed window to the side elevation, uPVC double glazed window to the rear over looking the extensive garden. Under stairs storage cupboard, space for upright fridge/freezer and room for dining room table and chairs, covered radiator and consumer unit box. Door to:-

**Lobby:-**

uPVC double glazed frosted door with glass and matching side panel giving access to the rear garden.

**Utility room:- 6'11" (2.11m) x 6'8" (2.03m)**

uPVC double glazed window to the front elevation again with the views across to Caradon, radiator.

**Bathroom:- 5'6" (1.68m) x 6'4" (1.93m)**

Suite comprising of low level WC, wash hand basin, bath with bar shower and head over, part tiling to the walls. uPVC double glazed windows to the rear and side elevations with frosted glass, radiator.

**Outside:-**

The front garden is mainly laid to lawn, with slate chipping sections, walling, fencing and double gateway gives access to the driveway giving off street parking for one vehicle.

To the rear there is a large rear garden which is mainly laid to lawn with trees, shrubs and garden shed/workshop. There is a drying area, pathway and a side gateway gives access to the front. The garden is enclosed with fencing.

**Services:-**

Mains gas, electricity, water and drainage.

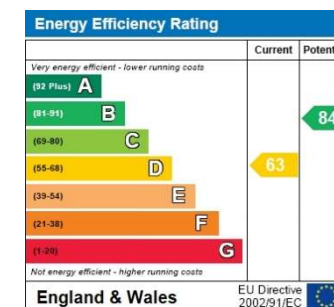
**Council Tax:-**

Cornwall Council state the banding for this property is Band B

**Service Charge:-**

We have been advised that there is a £15.00 service charge payable to Cornwall Council per year.





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.

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