



**Callington**  
PL17 7FQ

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**D**AWSONnott  
E S T A T E A G E N T S



## Guide Price £320,000

**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.

- Modern Detached Bungalow
- Open plan Lounge/Diner/Kitchen
- 2 Bedrooms
- Cloaks, En suite and Bathroom
- Garage, Parking, Larger plot
- NO CHAIN





The property is approached via a paved pathway with steps leading up to the front entrance. A composite door with eye spy opens to the hallway which provides access through to the bedrooms, bathroom and lounge/diner/kitchen. There is a storage cupboard housing the consumer unit, a further useful storage cupboard and loft access.

The impressive open plan lounge dining/kitchen faces the rear, overlooking the private garden.

The kitchen area is fitted with a range of wall and base units. With one housing the central heating and hot water boiler. There are marble work top surfaces with matching upstands and the kitchen has a range of integrated appliances, including eye level oven, fridge/freezer, induction hob with canopy over, cooker and dishwasher. There is space for a dining room table and chairs and ample room for reception furniture.

From the lounge French doors give access to the rear patio, garage and the garden. There is spot lighting and also a door giving access to the side of the property.

Bedroom One is a double bedroom facing to the front with lovely views across to Caradon and the countryside.

The en-suite shower room has enclosing sliding glass doors, control unit and a waterfall shower head. There is an encased cistern low level WC, wash hand basin and heated towel rail.

Bedroom Two is a double bedroom which is fitted with wardrobes with sliding, mirror fronted doors, hanging rails and shelving. This room also enjoys views across to Caradon and the countryside.

The bathroom has a full suite which includes an encased cistern low level WC, large wash hand basin, bath with a waterfall and half height shower above, heated towel rail and modern tiling.

The property benefits from Gas central heating, uPVC double glazing and is still covered under the NHBC guarantee.



## OUTSIDE

The front garden has a lawned section edged with shrubs and a pathway to the front entrance. There is also side access around to the rear.

A driveway leads up to the garage and there is an outside car charging station. The Garage has an electric up and over door, light and a side access door leading to the rear garden.

To the rear there is a paved patio area ideal for alfresco dining and a gateway where steps lead up to a larger than average lawned garden. There are raised timber panelled vegetable gardens and a Summer house with opening doors and windows. The private garden has a sunny aspect, has outside lighting and is enclosed with fencing. A side gate and path way provide access to the front of the property.

Services:- Gas, electric, water and drainage.

Council Tax Banding:- Cornwall Council state the Council tax banding for this property is C.





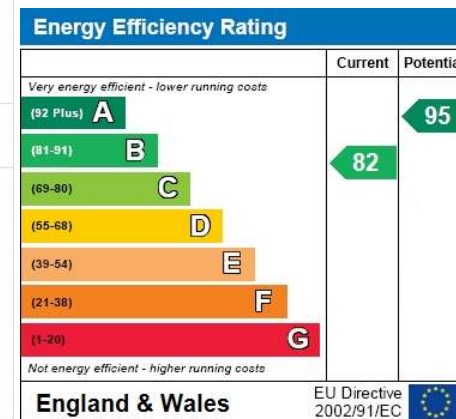
**Approximate total area<sup>(1)</sup>**  
956 ft<sup>2</sup>  
88.8 m<sup>2</sup>

(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.

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.

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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.

