



Callington
PL17 7HG

Guide Price £170,000
Freehold



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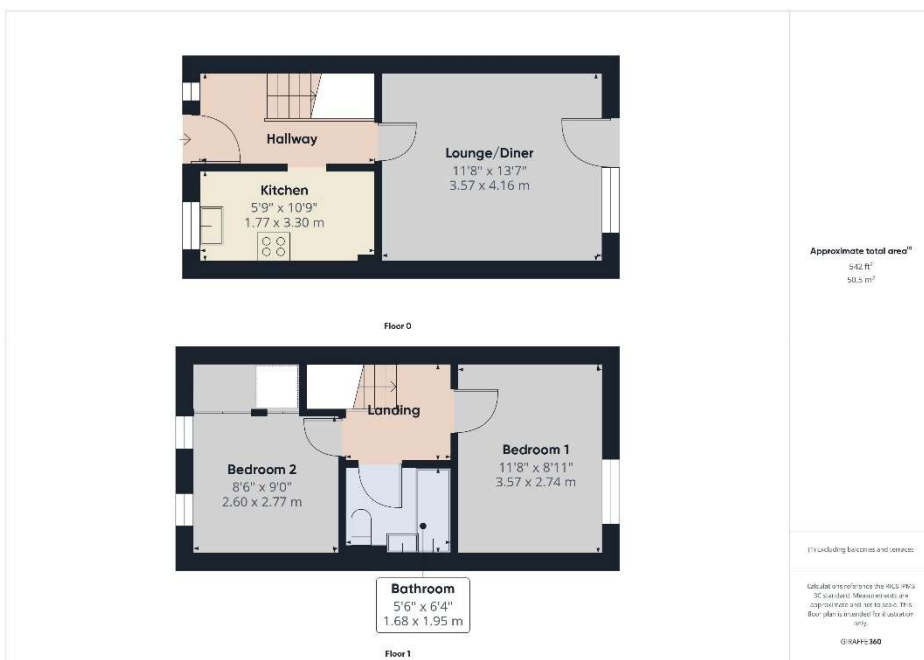
Situation:- Callington is a small town with a thriving community and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist.

Description:- This well presented and upgraded property would be an ideal purchase for a first time buyer and is situated within a cul de sac location of similar properties. The present vendor has recently replaced the uPVC double glazed windows and doors, has redecorated throughout, installed new carpets, and replaced a number of the radiators. There is a replacement light grey Kitchen which comes complete with a built in oven, hob and extractor canopy over. The Lounge/Diner is light and airy and has access to the rear garden. On the first floor there is a Landing which gives access to the Bedrooms and Bathroom. Bedroom 1 is a double bedroom and over looks the rear garden and Bedroom 2 enjoys distant views across to Kit Hill. The Bathroom includes a white suite and has a shower over the bath.

Outside:- The front has a paved pathway and a low maintenance slate chipping covered garden. To the rear is a slate chipped finish Patio area, ideal for al fresco dining with three steps leading up to a garden which could be cultivated to fit individual requirement or preferences. There is natural hedging with the garden being enclosed by walling and fencing.

Services:- Mains Electric, Gas Water and drainage.

Council Tax:- According to Cornwall Council the Council Tax Band is A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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