



Guide Price £280,000 - Freehold  
Fore Street, Callington PL17 7AD

**DOWSON**nott  
ESTATE AGENTS



CALLING ALL INVESTORS - A FANTASTIC OPPORTUNITY TO PURCHASE AN INVESTMENT PROPERTY WITH A 8.7 YIELD. The property is divided in to four self contained flats which collectively provide an income currently of £24,481 per annum which could be increased and is in a good state of repair. There is a main entrance and the flats are arranged over three floors, are individually designed and have electric heating.

There is always a high demand to let property in Callington by local employees working in the area.

#### Situation:-

Callington is a small town with a population of around 6,500 people. 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.

#### Entrance Hallway:-

Main entrance door gives access through to the ground floor hallway, exposed stone walling edged in wood, tiling to the floors, stairs rising to the first floor. Access through to flats 1 and 2. Further feature walling in the inner hallway and door giving access to the rear.

#### Flat 1:-

##### Kitchen/Dining room:- 18'0" (5.49m) x 12'7" (3.84m)

Fitted with a range of wall and base units, roll top work surfaces, 4 ring ceramic electric hob with oven beneath and extractor above. Splashback, stainless steel sink unit with drainer, plumbing and space for washing machine, drawer space, space for upright fridge/freezer, lounge/dining section. Window, wall mounted electric heater.

window to the rear elevation with deep sill, room for dining room table and chairs. Wall mounted heater, under unit space for white goods, built in 4 ring ceramic hob with an oven beneath and extractor above, splashbacks. Loft access, area suitable for upright fridge/freezer, door to bedroom 2.

##### Utility:- 2'9" (0.84m) x 5'4" (1.63m)

With plumbing and space for washing machine, shelving, door to:-

##### Bedroom 1:- 14'6" (4.42m) x 8'0" (2.44m)

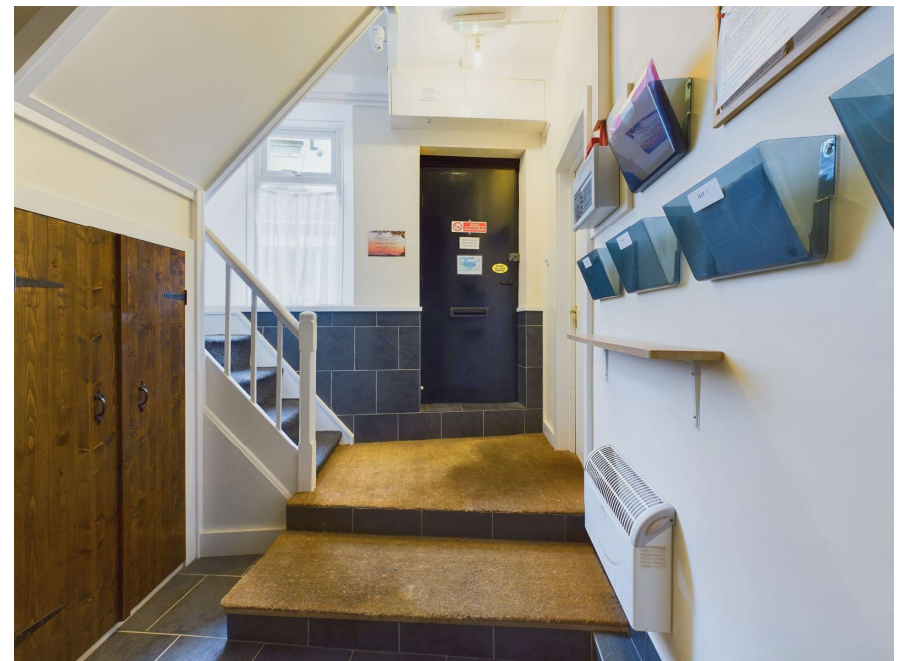
Wardrobe with folding door, wall mounted electric heater and uPVC double glazed window with deep sill.

##### Bathroom:- 11'1" (3.38m) x 5'4" (1.63m)

Comprising of low level WC, wash hand basin, bath with an electric shower over, part aqua waterproof wall covering, heated towel rail, extractor, wall mounted electric heater.

##### Lounge:- 16'8" (5.08m) x 8'3" (2.51m)

Double glazed window, electric wall mounted heater.



**Bedroom :- 11'9" (3.58m) x 9'3" (2.82m)**

Double bedroom having recessed wardrobe space with hanging rails and cupboard space above. uPVC double glazed part frosted window, wall mounted heater.

**Shower room:- 6'2" (1.88m) x 4'2" (1.27m)**

Comprising of low level WC, corner wash hand basin with tiled splashback, heated towel rail. Shower cubicle housing the Mira electric shower with aqua waterproof wall covering, curved enclosing door and screen, extractor.

**Flat 2:-****Kitchen/Dining room:- 10'1" (3.07m) x 14'7" (4.45m)**

Fitted with a range of wall and base units, roll top work surfaces, drawer space, space for cooker and under unit space for fridge/freezer, breakfast bar. Stainless steel sink unit with drainer, plumbing and under unit space for washing machine, uPVC double glazed frosted window, part tiling to the walls, exposed stone and granite walling. Recessed area, internal door to:-

**Bedroom/Lounge:- 11'3" (3.43m) x 12'7" (3.84m)**

Double bedroom having uPVC double glazed windows, wall mounted heater, picture rails.

**Shower room:- 3'11" (1.19m) x 10'3" (3.12m)**

Comprising of low level WC, vanity unit incorporating the wash hand basin and cabinets below. Wet room section with Mira electric shower, tiling to the floor, glass screen, extractor, heated towel rail and uPVC double glazed window, electric heater.

**First Floor:-**

Stairs rising to the first floor, window to the front elevation internal door gives access to Flat 3.

**Flat 3:-****Hallway:-**

With access to the rooms, window:-

**Kitchen/dining room:- 12'6" (3.81m) x 9'0" (2.74m)**

Fitted with a range of wall and base units, roll top work surfaces, stainless steel sink unit with drainer,

**Bedroom 2:- 16'3" (4.95m) x 10'10" (3.3m) Max**

Which can be accessed from the kitchen or from the landing making this a versatile room. Window, wall mounted electric.

**2nd floor Landing:-**

Window, access to:-

**Flat 5:-****Lounge:- 14'2" (4.32m) x 9'3" (2.82m)**

Main entrance door, exposed walling, electric wall mounted heater.

**Kitchen/Diner:- 6'5" (1.96m) x 16'0" (4.88m)**

Fitted with base units, roll top work surfaces, sink unit with drainer and water heater over, under unit space for fridge and freezer, space for cooker. Raised dining area uPVC double glazed window with a tiled sill.

**Room:- 12'10" (3.91m) x 7'9" (2.36m)**

With wardrobe, hanging rail and storage space, shelving, heated towel rail, loft access. Door to:-

**Shower room:- 5'0" (1.52m) x 6'2" (1.88m)**

Comprising of low level WC, wash hand basin with water heater over, extractor. Shower cubicle housing the electric shower, tray, enclosing screen and folding door, part tiling to the walls.

**Services:-**

Electric, water and drainage.

**Council Tax:-**

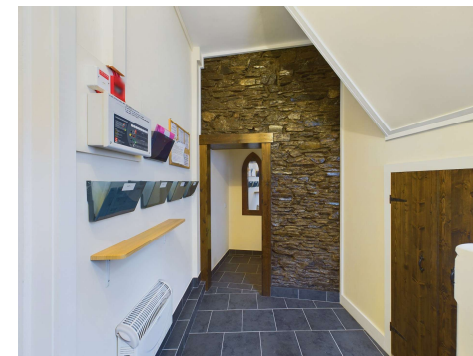
According to Cornwall Council the council tax band is A for each flat.

**Rental information:-**

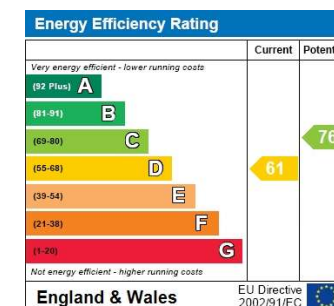
The vendor has advised us that the income generated for the flats as a whole are £24,481.00 per annum. This can be increased by the new vendor.

**EPC` s:-**

Flat 1 - E  
Flat 2 - D  
Flat 3 - D  
Flat 5 - 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