



Guide Price £399,995 - Freehold
Callington.

DOWSONnott
ESTATE AGENTS

A beautifully presented detached property situated within a small cul de sac of this popular development having the advantage of not being overlooked. The accommodation is spacious and light and includes:- Hallway, Cloakroom, Kitchen/Dining room with incorporated appliances including double eye level oven, washing machine, dishwasher and induction hob. There is a dining area which has glass French doors leading to the main reception room being the Lounge. The Master Bedroom is located on the ground floor with mirror fronted built in wardrobes and a generously sized En suite shower room. On the first floor the shaped Landing, Two further DOUBLE Bedrooms, Study/Storeroom and Bathroom can be found. The property is furnished with Karndean flooring, high quality carpets throughout and has an upgraded heating system.

Outside there are well tended and attractive Gardens to the front and rear the rear being private and enclosed. There is ample Parking and a Garage is located just opposite the property. Gas central heating, uPVC double glazing, Countryside views from the front and still within the NHBC guarantee. Viewing is strongly recommended.



Situation:-

Callington is a town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 15 miles from the heart of 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 and a range of local shops in Fore Street, doctors and dentist surgeries and regular bus services.

Storm Porch:-

Composite front door with eye spy, and letter box with glass side panel, giving access to:-

Hallway:-

Access through to the ground floor accommodation and stairs rising to the first floor. Useful storage cupboard housing the consumer unit and coat hanging hooks. Radiator and Karndean flooring. Internal door gives access through to :-

Cloakroom:- 5'3" (1.6m) x 3'9" (1.14m)

Comprising of low level WC, wash hand basin, dual colour tiling to the walls. Radiator and Karndean flooring.

Landing:-

Ground floor stair case leads up to the 1st floor with uPVC double glazed window to the side elevation. Shaped landing with Loft access, radiator, access to the 1st floor rooms.

Bedroom 2:- 15'4" (4.67m) x 9'3" (2.82m)

A double bedroom fitted with a range of wardrobes including hanging rails, shelving and storage space. uPVC double glazed windows to the front elevation enjoying extensive countryside views across fields to Caradon. uPVC double glazed window to the side and radiator.

Bedroom 3:- 15'9" (4.8m) x 9'1" (2.77m)

A double bedroom with fitted wardrobes including hanging rails, shelving and storage. Velux window to the rear elevation, radiator and uPVC double glazed window to the side.

Storeroom/Study: 9'4" (2.84m) x 5'1" (1.55m)

Housing the central heating and hot water boiler. Versatile room which can be adapted for individual use.



Kitchen/Dining Room:- 10'7" (3.23m) x 22'10" (6.96m)

Fitted with a range of wall and base units, square edged work top surfaces with matching upstands. Built in 4 Ring electric induction hob with a glass splash back and canopy above incorporating the extractor. Eye level double oven, under unit lighting and usb points. Built in fridge/ freezer, standard size dishwasher and integrated washing machine. Stainless steel sink unit with 1 and 1/2 bowl and drainer, with a swan neck tap over. uPVC double glazed window to the side elevation and extractor. Drawer space, pan drawers, space saving cabinets and breakfast bar area.

The Dining section has an area suitable for dining room table and chairs and reception furniture if required. Radiator and UPVC double glazed French doors giving access to the rear garden. Internal French doors with inset glass detail give access to the main reception room:-

Lounge:- 16'1" (4.9m) x 13'6" (4.11m)

With ample room for reception furniture of different style. Usb socket. Under stairs storage cupboard and door giving further access to the hallway. Radiator and uPVC double glazed French doors giving access to the rear garden. uPVC double glazed encased windows to the rear.

Bedroom 1:- 10'6" (3.2m) x 12'3" (3.73m)

Impressive double bedroom fitted with a range of mirror fronted wardrobes with hanging rails, shelving and storage space. uPVC double glazed window to the front elevation. Radiator and internal door into:-

En suite:- 3'9" (1.14m) x 8'10" (2.69m)

Encased cistern low level WC and large wash hand basin. Over sized shower cubicle, with tray, waterfall shower head, controls and sliding glass doors. Chrome heated towel rail..The walls are tiled and there is a shaver point. uPVC doubled glazed frosted window to the front elevation.

Family Bathroom:-

Comprising of low level WC, large wash hand basin, bath with dual shower - waterfall head, 1/2 height hand held and control system. Folding glass shower screen. Tiled walls, heated towel rail and shaver point. Velux window to the rear elevation.

Outside to the front:-

There is a recently landscaped garden, which has shrubs and is finished in pebbles and bark. A central pathway leads to the front door and there is outside lighting.

To the side there is a driveway suitable for 2-3 vehicles and just opposite the property there is a larger than average sized garage with an up and over door and an additional parking space. A side gateway that leads to:-

Outside to the rear:-

The rear garden has paved patio section which would be ideal for Al fresco dining and entertaining. There is a brick/wooden finished wall and steps rise to the main garden which includes lawns edged with an array of flowers, shrubs and climbers finished in bark. The garden is enclosed and offers a great deal of privacy. Outside electrical socket and tap.

Services:-

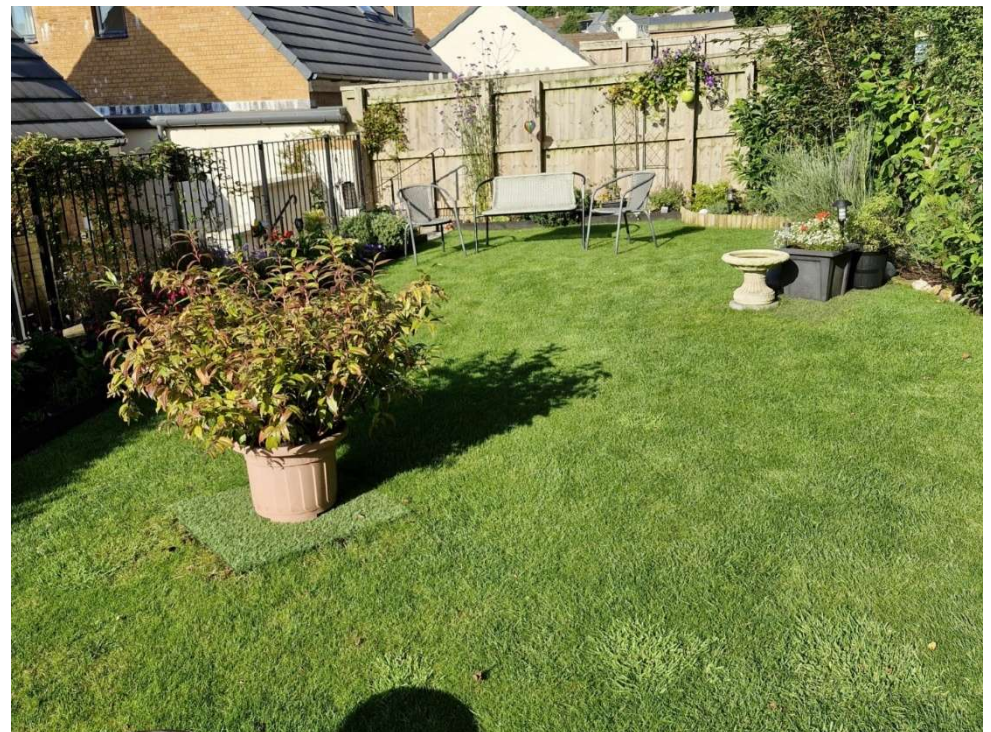
Electric, Gas, with Mains water and drainage.

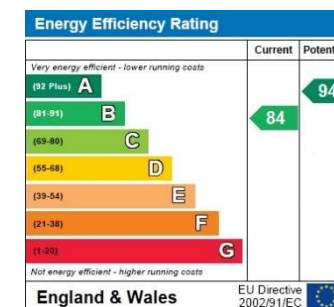
Council Tax

According to Cornwall council the council tax band is D.

Service Charge:-

Please note there is a service charge of £258.00 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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