



Guide Price £265,000 - Freehold  
Callington PL17 7JA

**DOWSON**nott  
ESTATE AGENTS



An extended semi detached house which could be adapted for individual requirements and would be ideal for a family, extended family or if you work from home. Brief accommodation comprises:- Hall, Lounge, Dining room, Kitchen, Study/Bedroom and Wet room on the ground floor. Landing, 4 Bedrooms and Bathroom on the first floor.

Outside there are Low maintenance Gardens and Parking for 2/3 vehicles. The property has gas central heating and double glazing.



**Situation:- 12'3" (3.73m) x 13'0" (3.96m)**

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.

**Entrance Hall:-**

uPVC double glazed entrance door with inset glass detail, access to the lounge, Playroom/Bedroom 5, stairs rising up to the first floor.

**Bedroom 5 /Playroom:- 7'9" (2.36m) x 8'6" (2.59m)**

Adaptable room which can be used for individual needs or preferences. uPVC double glazing window to the front elevation.

**Bedroom1:- 8'8" (2.64m) x 14'10" (4.52m)**

Double bedroom with uPVC doubled glazed window to the front elevation. Recessed area suitable for wardrobes or bedroom furniture and radiator. Internal door gives access to:-

**En-suite:- 6'5" (1.96m) x 6'6" (1.98m)**

Fitted with an encased cistern low level WC. Large walk-in shower cubicle with curved glass screens, shower head and tray. Wash hand basin and heated towel rail. Part tiling to walls, uPVC frosted double glazing to the front elevation. Cupboard housing the hot water cylinder.

**Bedroom 2:- 17'10" (5.44m) x 13'9" (4.19m)**

Double Bedroom, uPVC double glazed window to the front elevation, radiator and loft access .



**En suite:- 7'7" (2.31m) x 6'4" (1.93m)**

Suite comprising low level WC, shower area with electric shower, vanity unit with wash hand basin. uPVC double glazed window to the side elevation.

**Lounge:- 12'3" (3.73m) x 13'0" (3.96m)**

uPVC double glazed window to the front elevation, radiator, ample room for reception furniture, under stairs storage cupboard. Square shaped archway through to the dining room .

**Dining Room:- 7'11" (2.41m) x 10'8" (3.25m)**

uPVC double glazed door to rear elevation, radiator access to:-

**Kitchen/ Breakfast Room:- 16'2" (4.93m) x 10'2" (3.1m)**

Fitted with a range of wall and base units, square edged work top surfaces, space for cooker, under unit space for washing machine, and under unit space for dishwasher. Wall mounted Baxi central heating boiler. Part tiling to the walls, canopy above the cooker space, incorporating the extractor. Sink unit with 1 1/2 bowl and drainer, uPVC double glazed window to rear elevation. Area for breakfast table and chairs if required, space for American style fridge freezer. uPVC double glazed door and windows to the rear.

**Upstairs Landing:-**

Giving access to bedrooms and bathroom, Loft access.

**Bedroom 3:- 9'2" (2.79m) x 9'1" (2.77m)**

Double bedroom, uPVC doubled glazed window to the rear elevation enjoying views over Caradon, radiator. Cupboard with shelving and storage space.

**Bedroom 4 :- 7'10" (2.39m) x 6'5" (1.96m)**

uPVC double glazing to the rear elevation with views over Caradon, radiator with an arch way leading through to:-

**Walk in wardrobe:-**

Useful space, uPVC double glazed frosted window to the side elevation.

**Bathroom:- 6'1" (1.85m) x 6'1" (1.85m)**

Comprising of a Spa corner bath, low level WC, vanity unit incorporating the wash hand basin. Part tiling to the walls, heated towel rail and uPVC double glazed frosted window to the rear elevation.

**Outside (to the front)**

Paved driveway for 2-3 vehicles with steps and pathway leading up to the front garden with shrubs and flowers.

**Rear Garden**

Low maintenance garden, comprising of a paved patio, ideal for outside dining. Summer house, artificial lawn with pebbled areas, borders laid to flower and shrubs enclosed with garden fencing.

**Services:-**

Gas, electric, water and drainage.

**Council tax:-**

According to Cornwall Council the council tax band is C.







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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