



Guide Price £112,500 – Leasehold  
25 St Therese Close Callington PL17 7QF

An end of terraced retirement bungalow designed specifically for the over 55` s within reach of local amenities and facilities.

Brief accommodation comprises:- Lounge/Diner, Kitchen, Rear Porch, Double Bedroom and Shower room.

Outside there gardens, useful storage building and residents parking. The property has uPVC double glazing and Electric heating.

BEING SOLD WITH NO ONWARD CHAIN.



#### 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.

#### Entrance:-

uPVC double glazed entrance door with inset frosted glass with access through to:-

#### Kitchen:- 10'11" (3.33m) x 6'4" (1.93m)

Accessed from the lounge, internal door leads into the kitchen fitted with a range of modern wall and base units,with roll top work surfaces, drawer space and pan drawers. Wooden half sink unit with drainer and mixer tap. Four ring electric ceramic hob with a canopy over incorporating the extractor, eye level oven/ grill. Part tiling to the walls, electric night storage heater and wooden window and door giving access to:-

#### Rear Porch/Utility:- 14'4" (4.37m) x 3'1" (0.94m)

uPVC double glazed door and double glazed windows to the rear elevation. Space for an upright fridge freezer, plumbing for automatic washing machine and space for tumble dryer over.



**Lounge:- 11'0" (3.35m) x 12'3" (3.73m)**

Electric night storage heater, uPVC double glazed window to the front elevation. Space for reception furniture and a small table and chairs. Access through to both the kitchen and the bedroom :-

**Bedroom:- 10'0" (3.05m) x 12'3" (3.73m)**

Internal door into the double bedroom with uPVC double glazed window to the front elevation, electric night storage heater. Wardrobes with enclosing doors, hanging rails and shelving, Loft access and internal door to :-

**En suite shower room:- 6'8" (2.03m) x 6'4" (1.93m)**

Comprising of low level WC, and wash hand basin. Over sized shower cubicle with tray, electric Mira wall mounted shower and shower head. Grip rail, part tiling to the walls, heated towel rail and wooden window looking out to the rear porch with frosted glass, extractor fan. Airing cupboard, housing the hot and cold water tank, shelving and storage space.

**Outside:-**

Front and rear gardens, mainly laid to lawn with a paved pathway and seating area to the rear with a useful storage building.

**Services:-**

Electric, water and drainage.

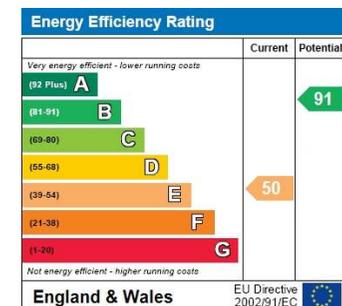
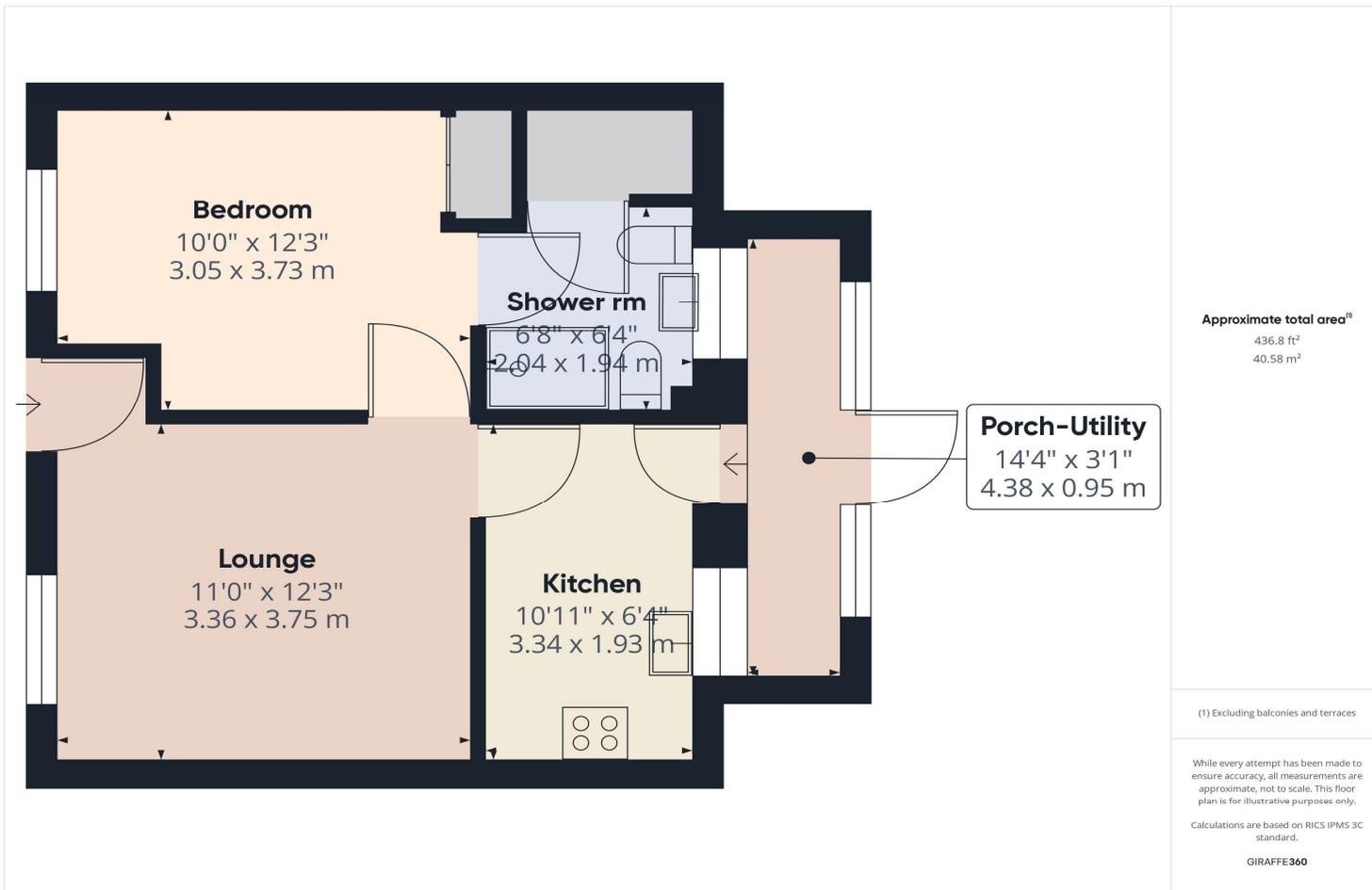
**Council Tax:-**

According to Cornwall council the council tax band is A.

**Lease details:- 999 Years from 1988**

**Service Charges:-** £710.00 per annum.  
**Ground Rent** £12:00 per annum.





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