



Guide Price £360,000 - Freehold
Callington.

A large individually designed detached house situated in a favoured location on the fringes of Callington. Brief accommodation comprises:- Hall, Cloakroom, Lounge, Kitchen/Dining room and Utility room on the ground floor. On the first floor 4 Bedrooms, (Master with En suite) and Shower room can be found.

Outside there is an attached Garage, ample Parking and attractive level sited Gardens which include out buildings. The property is warmed via Gas central heating and has uPVC double glazing. 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 glass design, gives access to:-

Hallway:- 22'0" (6.71m) x 6'2" (1.88m)

With stairs rising to the first floor, under stairs recessed area, radiator and uPVC double glazed shaped window to the side elevation. Access to the downstairs accommodation and to the Garage.

Bedroom One:- 16'5" (5m) x 11'4" (3.45m) To Wardrobe

Large double bedroom with ample room for bedroom furniture. Radiator and uPVC double glazed window to the rear elevation overlooking the garden, Internal door leads into:-

En-suite:- 9'3" (2.82m) x 5'9" (1.75m)

Comprising of encased cistern low level WC, vanity unit incorporating shaped wash hand basin with taps over and cabinets below. Double size shower cubicle housing the electric shower; with tray, sliding door and glass panel. Tiling to the walls, shaver point and heated towel rail. With uPVC double glazed frosted window to the rear elevation.

Bedroom Two:- 11'2" (3.4m) x 16'1" (4.9m)

A large double bedroom with radiator and uPVC double glazed window to the front elevation.

Bedroom Three:- 9'11" (3.02m) x 9'6" (2.9m)

Double bedroom with deep wardrobe with hanging rail and storage space. Radiator and uPVC double glazed window to the front elevation,



Lounge:- 17'8" (5.38m) x 12'9" (3.89m)

The main feature of this room is the Slate and stone fireplace with inset Living flame, coal effect gas fire, set on a slate hearth, with display niches. uPVC double glazed window to the front elevation, radiator. Internal French doors with inset glass detail give access to:-

Kitchen/Dining Room:- 9'9" (2.97m) x 22'11" (6.99m)

Fitted with a range of modern wall and base units, roll top work surfaces, drawer space and matching island. Space for cooker, with stainless steel canopy over, housing the extractor. Under unit space and plumbing for dishwasher. Wall mounted glass fronted display cabinets. Sink unit with one and half bowl and drainer. Part tiling to the walls, uPVC double glazed window to the rear elevation overlooking the garden. Space for upright fridge/freezer. Door providing access to the hallway. Dining area suitable for table, chairs and other reception furniture. Radiator and uPVC double glazed sliding doors giving access to the patio and rear garden. Door to:-

Utility Room:- 12'4" (3.76m) x 5'10" (1.78m)

Comprising wall and base units, roll top work surfaces and drawer space. One and half bowl sink unit with drainer. Under unit space and plumbing suitable for washing machine and tumble dryer and further room for white goods. Central heating and hot water boiler. Coat hanging cupboard with shelving, coat hooks and storage space.. uPVC double glazed door gives access to the side of the property.

Cloakroom:- 3'10" (1.17m) x 5'8" (1.73m)

Comprising low level WC, shaped wash hand basin with vanity unit and cabinets below. uPVC double glazed frosted window to the side elevation. Part tiling to the walls and wall mounted electric heater.

Landing:- 7'2" (2.18m) x 9'4" (2.84m)

Access to the bedrooms and main bathroom. Loft access and airing cupboard housing the hot water tank and providing shelving and storage space.

Bedroom Four:- 8'4" (2.54m) x 11'6" (3.51m)

Double bedroom having uPVC double glazed window to the rear elevation and radiator:-

Shower Room:- 9'0" (2.74m) x 6'2" (1.88m)

Comprising of low level WC, vanity unit with inset shaped wash hand basin and taps over, cabinet and drawer space below. A double size shower cubicle housing the electric shower with sliding door and shower screen. Useful toiletry cupboards, tiling to the walls, shaver point and uPVC frosted double glazed window to the side elevation.

Attached Garage:- 17'8" (5.38m) x 9'4" (2.84m)

With an electronically operated roller door. Power, light, fuse boxes and a back up generator. Door providing access to the main accommodation.

Outside to the Front:-

The property is approached via a bricked, paved driveway suitable for a number of vehicles. The garden is mainly laid to pebble with attractive shrubs, flower beds and walled garden. A side gate gives access to the rear.

Outside to the Rear:-

The rear garden can be accessed from both the side elevation and the dining room. There is a paved patio area ideal for outside dining and the garden includes a lawn with mature shrubs, flower beds and borders. There is a Greenhouse and useful purpose built shed with enclosing door, windows, power and light. Further wooden garden shed, garden awning and outside lighting.

Services:-

Electric, Gas, Mains Water and drainage

Council Tax :-

According to Cornwall council the council tax band is E.





Floor 0



Floor 1

Approximate total area⁽¹⁾
 1638.8 ft²
 152.25 m²

Reduced headroom
 15.12 ft²
 1.4 m²

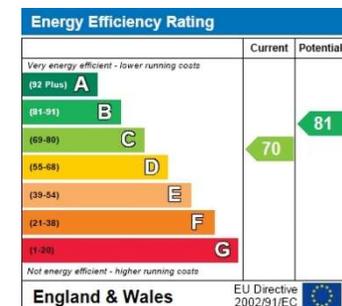
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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