



Callington  
PL17 7TW

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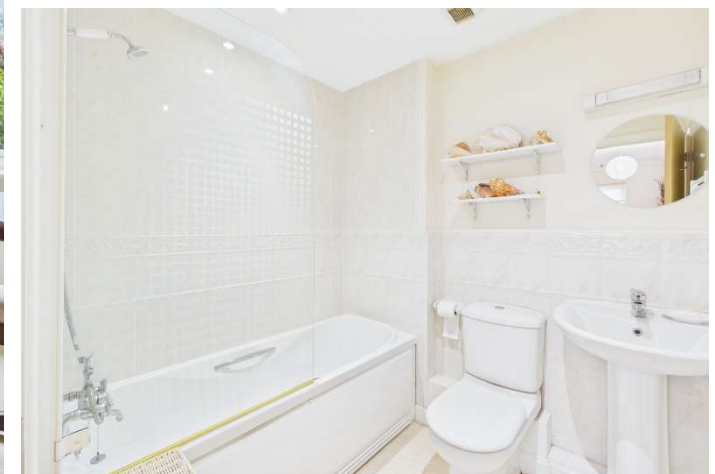
**D**AWSON **nott**  
ESTATE AGENTS



## Guide Price £255,000

**Situation** - Callington is a small town and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist surgeries.

- Modern Semi Detached House
- 3 Bedrooms
- Light and spacious Lounge-Dining room
- Attractive Gardens
- Garage and Driveway
- NO CHAIN





The property is approached by a pathway and there is a Storm Porch protecting the front entrance. The door way leads through to the hallway with access through to the ground floor accommodation and stairs rising to the first floor. The kitchen which faces the front elevation, is well equipped with a range of wall and base units and built in appliances, and include a gas hob, electric oven, dishwasher, washing machine and fridge/freezer. A downstairs cloakroom with low level W.C and wash hand basin also faces the front elevation. The reception room being the lounge/dining room is light and spacious complete with the fireplace being the focal point. There is ample room for both reception and dining room furniture and includes useful under stairs storage cupboard. French doors then give access to the rear garden.

On the first floor the landing there is access to the bedrooms and family bathroom. The master bedroom is a double bedroom facing the front elevation and has the advantage of a built in wardrobe. An internal door gives access through to an en-suite shower room which includes with a Mira shower, low level WC and wash hand basin. Bedroom 2 is a further double bedroom with views to the rear elevation over looking the garden. Bedroom 3/Study faces the rear and over looks the garden with views beyond. The Bathroom has a suite with low level WC, wash hand basin, bath with mixer tap and shower attachment and completes the accommodation.



## OUTSIDE

To the front, the driveway leads up to the garage. A pathway then leads to the entrance. The garden is low maintenance mainly laid to pebble with mature shrubs.

To the rear there is an attractive garden which has a paved patio ideal for al fresco dining. The garden is tiered and consists of lawn, shrubs, spring flowers and climbers and is enclosed with fencing. The garage has power and light and has a rear access door.

Services:- Mains Electricity, Gas Water and drainage.

Council Tax:- According to Cornwall Council the property is Council Tax Band C.





Floor 0



Floor 1

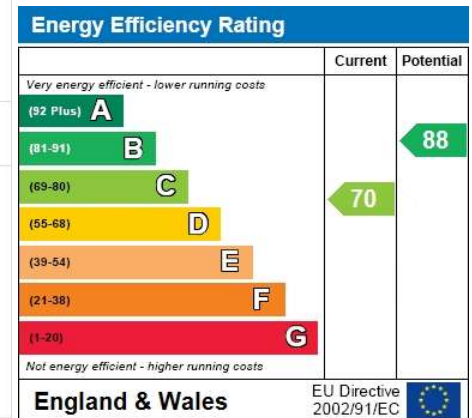
**Approximate total area<sup>(1)</sup>**  
859.83 ft<sup>2</sup>  
79.88 m<sup>2</sup>

(1) Excluding balconies and terraces

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



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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

