



Guide Price £235,000 - Freehold  
Callington. PL17 7TN

**DOWSON**nott  
ESTATE AGENTS

A modern corner house located within the ever popular development of The Village Collection set on the fringes of Callington but still within reach of amenities and main routes. Brief accommodation comprises:- Hall, Cloakroom, Lounge with feature fire, Dining room and Kitchen with built in oven and hob on the ground floor. 3 Bedrooms, En suite and Bathroom on the first floor.

Outside there is a Garage, Parking and Easy to manage Gardens the rear being enclosed. The property has Gas central heating and uPVC double glazing.



#### 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 semi circular inset, glass detail at the top. Gives access through to the:-

#### Hallway:-

With radiator, stairs rising to the first floor, under stairs storage cupboard and access to the ground floor accommodation.

#### Landing:-

From the ground floor staircase leads up to the landing, giving access to the bedrooms and bathroom. Radiator, Loft access and airing cupboard housing the water tank, with shelving and storage space.

#### Bedroom One:- 9'6" (2.9m) x 10'9" (3.28m)

Double bedroom, wardrobe with enclosing doors, hanging rail, shelving and storage space. Radiator and uPVC double glazed window to the front elevation. Internal door leads in to:-

#### En suite:- 5'0" (1.52m) x 4'9" (1.45m)

Comprising of low level WC, wash hand basin, shower cubicle housing the Mira shower, with enclosing screen, door, tray and shower head. Part tiling to the walls, extractor fan and radiator.





**Cloakroom:- 2'10" (0.86m) x 6'7" (2.01m)**

Comprising of low level WC, wash hand basin with tiled splash back. Radiator, uPVC double glazed, frosted window to the front elevation. Extractor fan and Consumer box.

**Kitchen:- 8'2" (2.49m) x 10'10" (3.3m)**

Fitted with a range of wall and base units with square edged work top surfaces and drawer space. Cupboard housing the central heating and hot water boiler. Stainless steel sink unit with one and half bowl with swan neck tap over and drainer. Under unit space and plumbing for washing machine. Built in four ring gas hob with a canopy above, housing the extractor and oven beneath. Space for upright fridge/freezer and radiator. Door to Hallway.

**Lounge:- 9'10" (3m) x 13'8" (4.17m)**

The main feature of this room is the fireplace with a Living flame, pebble effect, electric fire set on a hearth with backing, mantle and surround. Radiator and uPVC double glazed window to the front elevation with door to the hallway.

**Dining room:- 7'11" (2.41m) x 10'11" (3.33m)**

Space for dining room table and chairs and further reception furniture. uPVC double glazed encased window to the rear and door giving access to the rear garden. Radiator and door to the Kitchen.

**Bedroom Two:- 9'3" (2.82m) x 8'9" (2.67m)**

Double bedroom with wardrobe with hanging rail, shelving and storage space. Radiator and uPVC double glazed window to the rear elevation, overlooking the garden.

**Bedroom Three:- 6'8" (2.03m) x 6'7" (2.01m)**

With radiator and uPVC double glazed window to the front elevation.

**Bathroom:- 6'8" (2.03m) x 5'5" (1.65m)**

Comprising of low level WC, wash hand basin and bath. Part tiling to the walls, Shaver point, extractor fan, radiator and uPVC double glazed frosted window to the rear.

**Outside to the front:-**

A paved pathway leads up to the front entrance door, with pebble finished areas.

**Outside to the Rear:-**

There is a decked terrace, ideal for outside dining. Raised terraced sections edged in wood and finished in pebble, greenhouse. The garden is enclosed with fencing. and there is a pathway and steps that lead down to the rear of the garage. Outside tap.

**Garage:-**

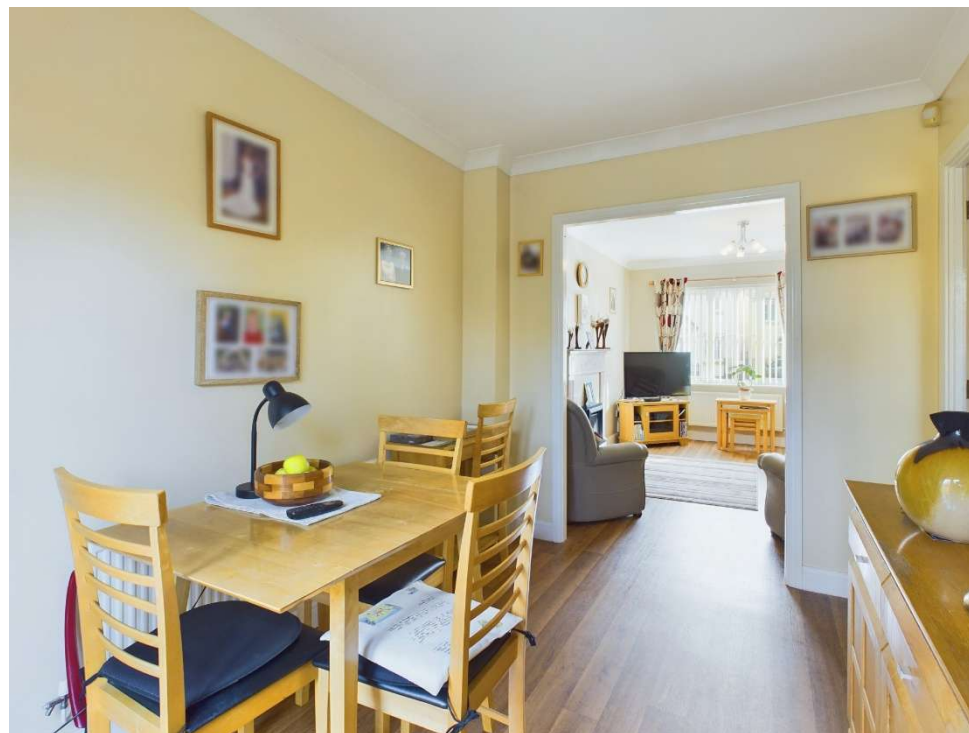
With a metal up and over door, power, light and a work shop area to the rear. Also to the rear there is a door leading to the garden.

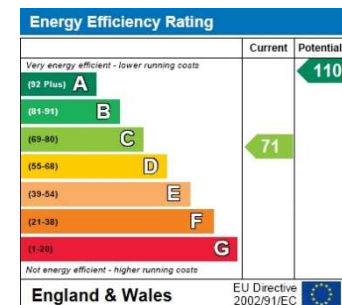
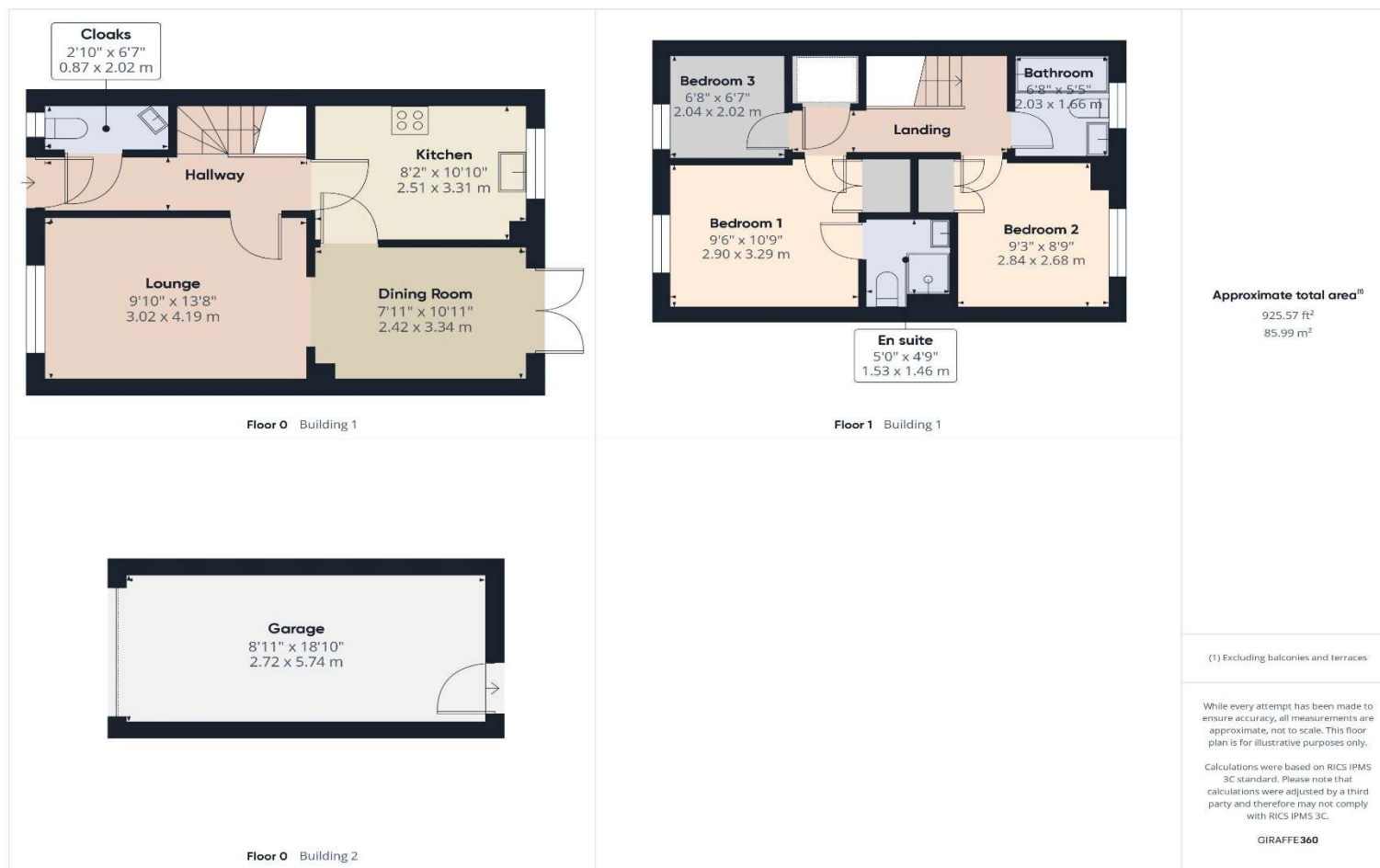
**Services:-**

Mains Electric, Gas , 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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