



Callington
PL17 7BA

Guide Price £160,000
Freehold

Situation:- Callington is a small town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 15 miles from 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, B&M, range of local shops, Doctors and Dentist surgeries and Bus Service. There are many recreational pursuits nearby that can be enjoyed.

Description:- You enter the property into the light and airy Lounge with an arch giving access to the Dining area, with stairs rising to the first floor. The Kitchen then follows which is fitted with a range of units and includes an eye level oven and electric hob. On the first floor, the landing gives access to the Bedrooms and Bathroom. Bedroom 1 is a double bedroom to the front elevation and Bedroom 2 is generously sized and to the rear. The bathroom includes a modern suite including a shower over the bath. Stairs then rise to the second floor where a good sized Loft room can be found with beams and a velux window and can be utilized for individual preferences.

Outside:- To the rear there is a courtyard/pathway (which has right of access for the cottages), outside store/WC with enclosing door.

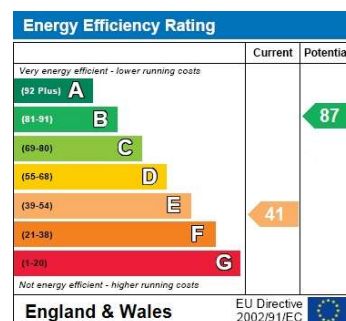
A garage is available to purchase by separate negotiation a short distance from the property which would provide the advantage of Parking facilities.

Services:- Electric, water and drainage. The property has gas connected externally but would need to be installed to the internal accommodation.

Council Tax Band: -

According to Cornwall Council the council tax band is Band A.

NO ONWARD CHAIN



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.

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