



Callington
PL17 7EU

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DAWSON **nott**
ESTATE AGENTS

Guide Price £200,000

LOOKING FOR A PROPERTY WITH NO CHAIN? If so this house might just be what you are looking for. Porch, Lounge, Kitchen/Diner, Landing, 2 DOUBLE Bedrooms, Shower room. 33` Garage, Parking, attractive Gardens. Gas central heating & uPVC double glazing. **WOULD MAKE AN IDEAL FIRST TIME BUY.**

- Semi Detached House
- 2 Double Bedrooms
- Lounge and Kitchen/Diner
- 33` Garage and Parking
- Attractive Gardens
- NO CHAIN



The entrance door gives access to a porch which provides an ideal space for shoe storage and cloaks hanging facilities. An internal door leads into the Lounge, which faces the front of the property. This room features a wall mounted electric fire, stairs rise to the first floor with a useful under stairs storage cupboard below. The Kitchen/Dining room is fitted with cabinets, has a four ring Gas hob and oven beneath. There is space for an upright fridge freezer, plumbing for a washing machine and space for a small dining room table and chairs. This room has a pleasant outlook across the rear garden.

On the first floor the Landing gives access to the two Double Bedrooms and Shower room and It also provides loft access. Bedroom One faces the rear and overlooks the garden. Bedroom One faces the front of the property and has scenic, countryside views across to Caradon and has an over stairs cupboard with a hanging rail, shelving and storage space. To complete the accommodation there is the Shower room, with a low level WC, vanity unit and shower cubicle including both waterfall and bar shower heads. There is also a heated towel rail.



OUTSIDE

To the front, there is the driveway leading up to the front entrance and the garden is mainly laid to lawn with gravel finished areas.

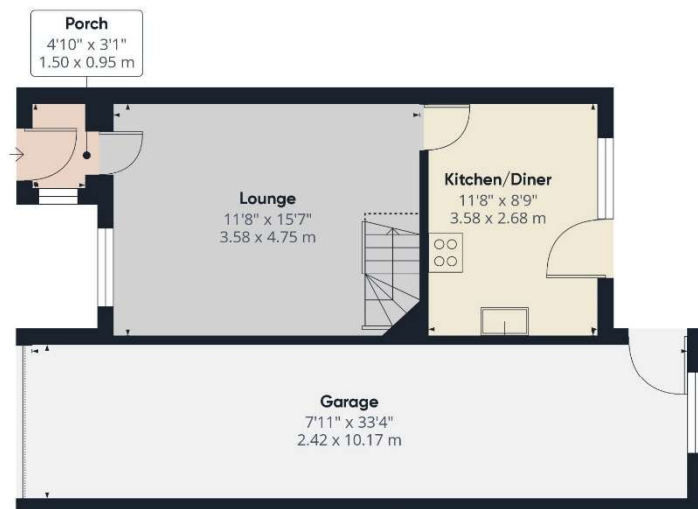
To the rear, there is a South facing garden enclosed by fencing. A composite decked terrace provides an ideal space for Al fresco dining and entertaining. The main garden is laid to lawn edged in timber and has shrub beds finished in bark. There is also an additional patio area to the rear of the garden suitable for garden furniture.

There is a 33' Garage, with power and light and plenty of space for additional white goods. This has a rear door giving access to the garden.

Services:- Gas, electric, water and drainage.

Council Tax Band:- Band B





Floor 0



Floor 1

Approximate total area⁽¹⁾

822.46 ft²
76.41 m²

Reduced headroom

6.6 ft²
0.61 m²

(1) Excluding balconies and terraces

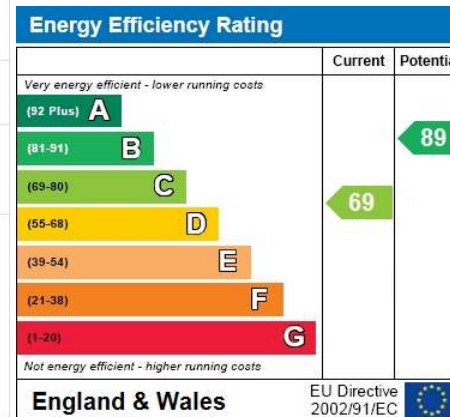
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

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.

