



Callington
PL17 7DF

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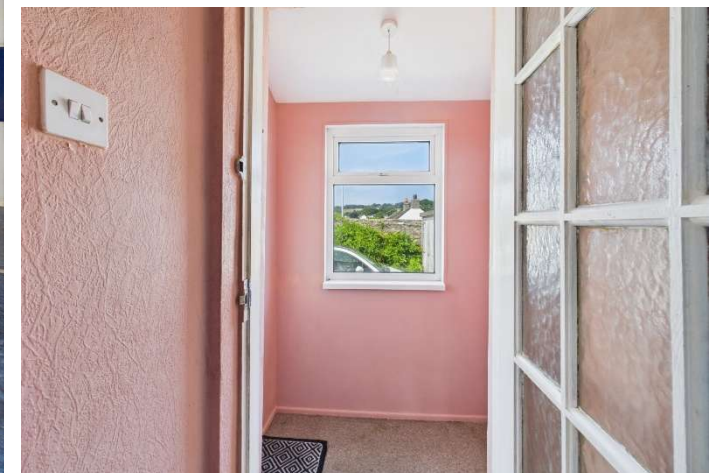
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DAWSONnott
ESTATE AGENTS

Guide Price £195,000

LOOKING TO PURCHASE A BUNGALOW CLOSE TO THE TOWN CENTRE WITH NO ONWARD CHAIN? If so this property could be just what you are looking for. Porch, Hall, Lounge/Diner, Kitchen, 2 Bedrooms, Shower room and Toilet. Parking, low maintenance Gardens. Electric heating and uPVC double glazing.

- Semi Detached Bungalow
- 2 Bedrooms
- Lounge/Dining room
- Tucked away location close to amenities
- Parking and easy to manage Gardens
- NO CHAIN



The property is entered via the uPVC double glazed, stained glass and leaded light door which gives access to the Porch. This faces to the front of the property and has a pleasant outlook across to Kit Hill. An internal door then opens into the Hallway with an electric wall mounted heater, Loft access and a cupboard housing the hot water tank. To the right hand side of the hallway there is the Lounge/Dining room which has ample space for reception furniture, a wall mounted heater and a uPVC double glazed window; again facing to the front with views across to Kit Hill.

Bedroom 1 has a range of wardrobes and cupboards, a night storage heater and faces to the front, taking advantage of the views. Bedroom 2 is to the rear and has a uPVC double glazed window to the side, an electric heater and a range of cupboards and drawer space.

The Kitchen has a range of wall and base units with roll top work surfaces, 4 ring electric hob and an eye level electric oven. There is space and plumbing for a washing machine and space for a fridge freezer. There are uPVC double glazed windows and a door providing access to the rear.

The Shower room has an over sized shower cubicle housing the electric wall mounted shower, with enclosing door and tray. There is a vanity unit with wash hand basin and cupboard below and the room faces to the rear. There is a separate Toilet with low level WC and also a rear facing window.



OUTSIDE

To the Front there is a shared driveway which provides access up to the front of the property where there is parking facilities. There is a useful Shed, ideal for garden utensils etc.

To the Rear, the garden has a paved area edged in raised flower and shrub beds. There is a path leading around to the side and the front of the property.

Services:- Mains Electric , Water and drainage.

Council Tax:- According to Cornwall Council the Tax Band is B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

