



**Callington**  
PL17 8FD

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ESTATE AGENTS



## Guide Price £325,000

**Situation:-** Callington is a small town with a thriving community and is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College. The town has a range of Shops, Post office, Doctors, Dentist, Bus service and recreational pursuits to enjoy.

- Modern Detached House in popular location
- 4/5 Bedrooms (Master with En suite)
- 2 Reception rooms and Kitchen
- Parking and easy to manage Gardens
- Versatile, spacious accommodation
- BEING SOLD WITH NO ONWARD CHAIN





The property is approached by steps leading up to the front Entrance door. This opens up to the spacious and welcoming Hallway where stairs rise to the first floor and there is a useful downstairs Cloakroom. The Kitchen is fitted with a range of modern wall and base units, wood effect worktop surfaces with matching upstands, There are pan drawers, drawers space, a four ring electric ceramic hob with a stainless steel canopy above, integrated dishwasher and fridge freezer, plus space and plumbing for an under unit washing machine.

The hallway looks through to the main reception room, the Lounge, which is a light and spacious room having a Bioethanol fire finished in pebble and glass. Patio doors give access to the rear garden which is a very social space. The Dining room then follows which has sliding doors giving access to the rear garden. There is also a feature shaped window and ample space for dining room table and chairs. There is an additional room on the ground floor which can be used for individual preferences such as a family room/bedroom five. The Store room provides space for such items as garden utensils and has direct access to the driveway.

On the first floor the Landing has loft access with ladder. The Master Bedroom is a good size double room and faces to the front. The En- suite has an oversized shower cubicle with a bar shower over, low level WC, vanity unit and heated towel rail. Bedrooms two and three are double bedroom and Bedroom 4 is an L shaped single. The family Bathroom comprises a low level WC, vanity unit, shaped bath and heated towel rail. There is an oversized shower cubicle housing the bar shower with enclosing door and tray.



## OUTSIDE

Outside to the front there is a small pebble finished area and steps leading up to the front.

To the side there is an access gate giving easier access to avoid the steps if preferred. There is a paved driveway for one vehicle.

The rear garden is laid to lawn and there is a raised and decked section. The garden is enclosed with fencing and there is rear access to the property.

Services- Mains electric, water, drainage and gas.

Council Tax:- According to Cornwall Council the council tax banding is C.

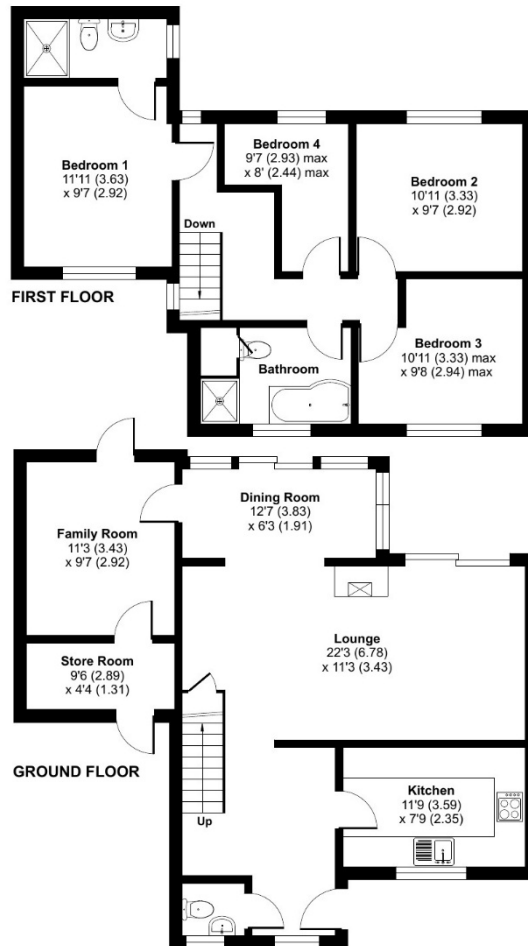




## Callington, PL17

Approximate Area = 1294 sq ft / 120.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Dawson Nott Ltd. REF: 1354255

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

