



Callington
PL17 7AS

Guide Price £160,000
Freehold



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Situation:- Callington is a town with a thriving community which 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.

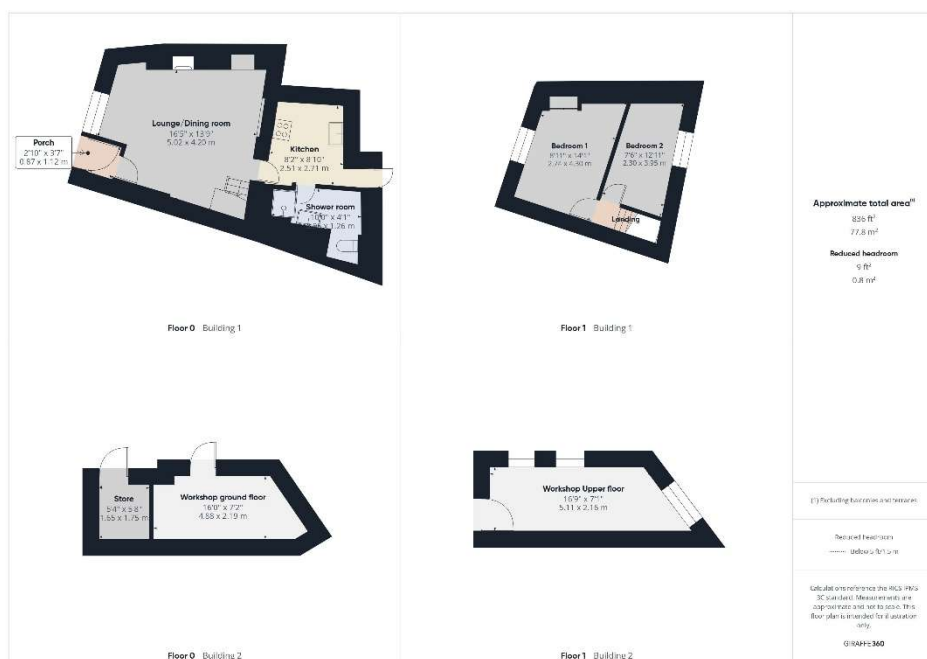
Description:- uPVC double glazed Entrance door gives access through to the Porch. An internal door opens to the spacious and light Lounge/Dining Room having the main feature as the fireplace recess and further display sections. There is a electric heater and uPVC double glazed window to the front elevation with a deep sill. Internal door leads through to the Kitchen which is fitted with a range of wall and base units with roll top work surfaces and drawer space. Eye level oven and a ceramic induction 2 ring hob. Free standing fridge freezer and slim line dishwasher. Part tiling to the walls and tiling to the floor, Velux window and uPVC double glazed door gives access outside to the rear Courtyard. Internal door leads into the Shower Room comprising of low level WC, bidet, vanity unit incorporating the wash hand basin, shower cubicle housing the electric shower, tiling, shower tray and enclosing door. Heated towel rail, electric heater and tiled flooring.

On the first floor there is a Landing area giving access to the Bedrooms. Bedroom 1, which is a double bedroom room and comes complete with wardrobes. uPVC double glazed window to the front elevation and electric heater. Bedroom 2 is a single bedroom with electric heater and uPVC double glazed window to the rear elevation.

Outside:- To the rear there is a nice sized level Courtyard Garden which is enclosed and has a rear access gate. There is a separate building which is currently divided into three rooms each having their own entrance door. This building has so much potential, can be adapted for individual uses and has power and light.

Services:- Mains Electric, Water and drainage

Council Tax:- According to Cornwall Council the Council Tax Band is A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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