



Callington
PL17 7QE

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DAWSONnott
ESTATE AGENTS

Guide Price £249,000

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 surgeries, regular bus services and places to eat.

- Modern Semi Detached House
- 2 Reception Rooms
- 3 Bedrooms
- Garage and Conservatory
- Attractive enclosed Gardens
- BEING SOLD WITH NO CHAIN



A pathway leads up to the front Entrance door gaining access to the Hallway with stairs rising to the first floor. The good sized Lounge has the main feature as the living flame electric fire with a surround and mantel set on a hearth. There is a large bay window which lets a lot of light in to the room and there is a useful under stairs storage cupboard. A square archway leads through to the Dining room which has sliding patio doors leading to the conservatory. The modern Kitchen is fitted with a range of wall, base units, and glass fronted display units. It includes a free standing oven and has a built in dishwasher. A door leads out to the large Conservatory which has an orangery style glass roof and sliding patio doors opening to the attractive rear garden. From here a door leads to the Garage and the Storage room.

On the first floor there is a Landing which gives access to the bedrooms and bathroom and provides access to the loft. There are three bedrooms, Bedroom one faces to the front and is a double room. Bedroom two is a double room facing to the rear, overlooking the garden. It has a wardrobe with a cupboard above. The third Bedroom is a single room facing to the front. The Bathroom has a suite which includes low level WC, wash hand basin and a bath with a Mira shower over.

The property benefits from gas central heating and uPVC double glazing.



OUTSIDE

The garage has under unit space for white goods and has plumbing for an automatic washing machine.

Outside to the front there is a lawned garden, flower beds and pebble finished areas. There is a driveway for one vehicle which leads up to the garage.

The attractive rear garden has a patio area suitable for alfresco dining, is enclosed with garden fencing and has flower and shrub borders. Pebble finished areas and a storage shed.

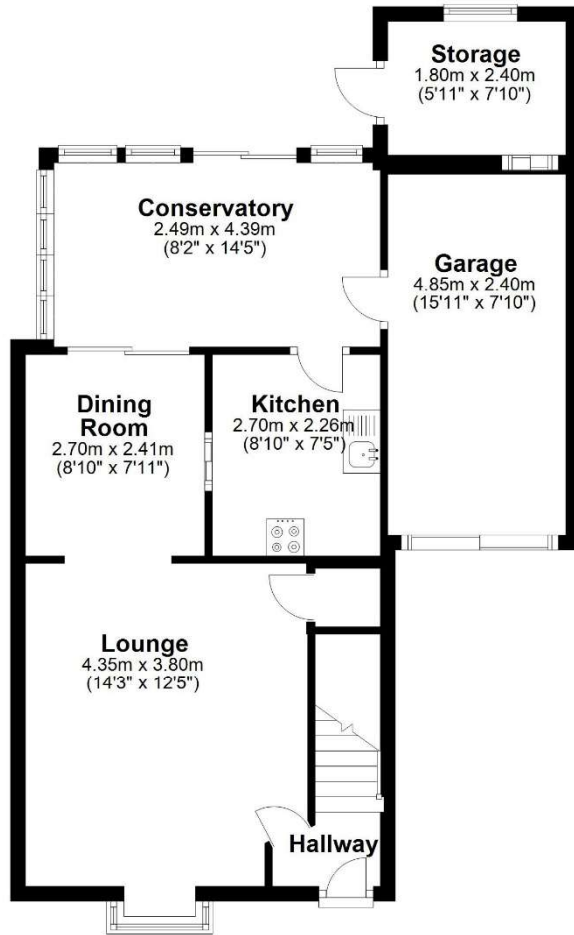
Services:- Main Electric, Gas, Water and drainage.

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



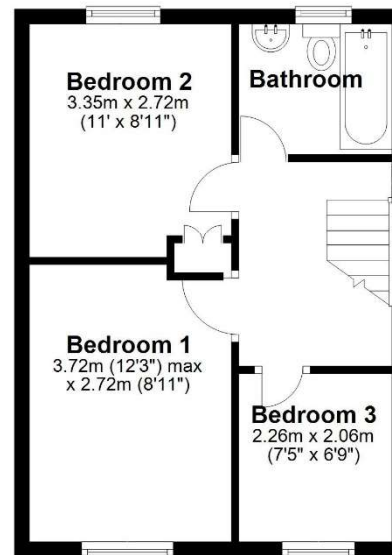
Ground Floor

Approx. 62.1 sq. metres (668.2 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 96.0 sq. metres (1033.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(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.

