



Callington
PL17 7TD

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DAWSONnott
E S T A T E A G E N T S

Guide Price £210,000

Situation:- Callington is a small town and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist. **NO CHAIN.**

- Modern Semi Detached House
- Ideal first time purchase
- 2 Double Bedrooms
- Cloakroom and Bathroom
- Lounge/Dining room & Kitchen
- Gardens, Parking, Garage and **NO CHAIN**



The property is approached via a pathway leading up to the front entrance door which opens to the Hallway. Here there are stairs rising to the first floor and access to the ground floor accommodation. The Cloakroom which is always a popular choice has a suite and faces to the front. The Kitchen is fitted with a range of modern wall and base units and includes a hob with an oven beneath, has space for an upright fridge freezer and faces to the front. The generously sized Lounge/Dining room is a very social space and has the main feature as the wall mounted fire. There is a useful under stairs storage cupboard and there are French doors that give access to the Garden. On the first floor the Landing gives access to the Bedrooms and Bathroom. Bedroom 1 is a double bedroom, comes complete with fitted wardrobes and faces to the front. Bedroom 2 is also a double bedroom and faces to the rear. The Bathroom completes the accommodation and comprises of a low level WC, wash hand basin, bath with electric shower over, heated towel rail and faces the rear.

The property benefits from Gas central heating, uPVC double glazing and is being sold with the advantage of NO ONWARD CHAIN.

Please note there is lapsed planning permission above the garage to provide a Master Bedroom with En suite. Reference PA13/05525.



OUTSIDE

To the front there is a good sized driveway which leads up to the Garage. There is a paved pathway that leads up to the front entrance and pebble finished areas. To the rear there is a low maintenance with modern slate paved patio which is enclosed with fencing and is ideal for outside dining and relaxing. There is also access to the garage.

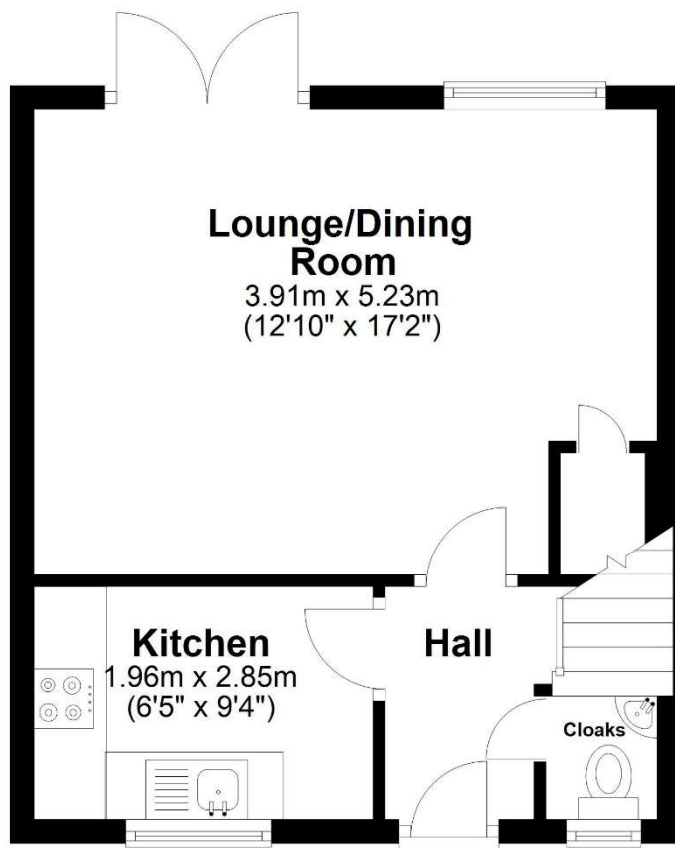
Garage:- Up and over door, power and light and side access door.

Services:- Electric, gas, water and drainage.

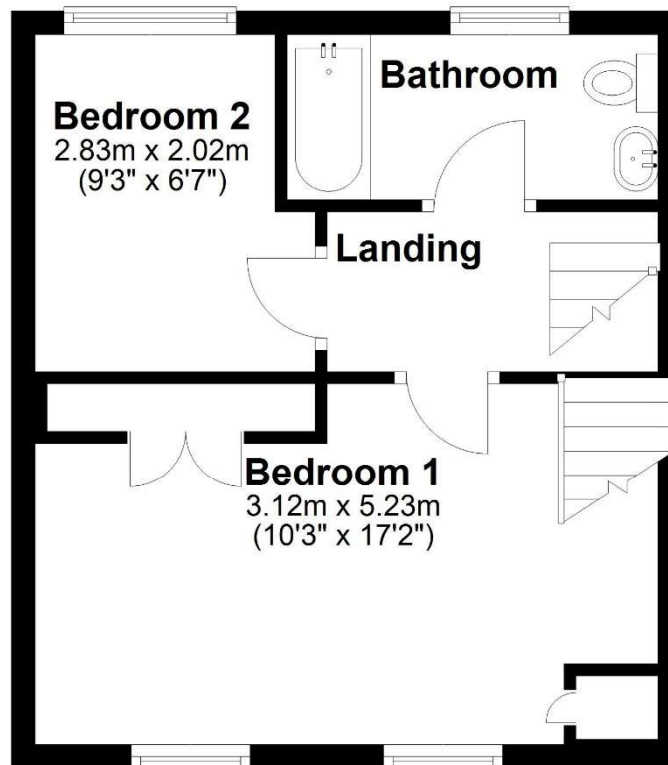
Council Tax:- According to Cornwall Council the council tax band is B.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(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.

