



**Callington**  
PL17 7JA

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ESTATE AGENTS



## Guide Price £235,000

**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.

- Semi Detached in popular location
- 3 Bedrooms
- 2 Reception rooms
- Garage & Parking
- Easy to manage Gardens
- NO CHAIN





A recently redecorated semi detached house that has the advantage of being sold with no onward chain, which you just need to place your furniture in.

The property is approached via a pathway which leads up to the entrance door. The Hallway has stairs rising to the first floor whilst double internal doors give access to the main reception room, being the Lounge. This room is nice and light and airy. It has a wall mounted gas fire and has a useful under stairs storage cupboard. The Dining room has a pleasant outlook on to the rear garden. The Kitchen is fitted with a range of wall and base units with roll top work surfaces, under unit space and plumbing for washing machine and space for an upright fridge/freezer. There is a 4 ringed gas hob with electric oven beneath. Access can also be made to the rear garden.

On the first floor there is a Landing providing Loft access and access to the 3 Bedrooms and Bathroom. Bedroom 1 is a good sized double which has the best views from the house across far reaching rolling countryside. There are deep wardrobes with hanging rails and cupboards above. Bedroom 2 is also a double room, facing to the rear which has a cupboard/wardrobe with hanging rail and shelving space. Bedroom 3 is a single room which faces to the front again enjoying the countryside views. The Bathroom has a low level WC, wash hand basin and a bath with an electric shower over. The property has gas central heating and uPVC double glazing.



## OUTSIDE

To the front of the property there is a driveway suitable for 1 to 2 vehicles with the garden laid to lawn with mature shrubs.

To the rear there is a patio area ideal for outside dining and a lawned garden which is enclosed with walling and fencing. There is also a gravelled section and rear access to the garage.

Garage:- Metal up and over door with power and light.

Services:- Mains, Electric, Gas, Water and Drainage.

Council Tax:- According to Cornwall Council the Tax banding for the property is Band C





Floor 0



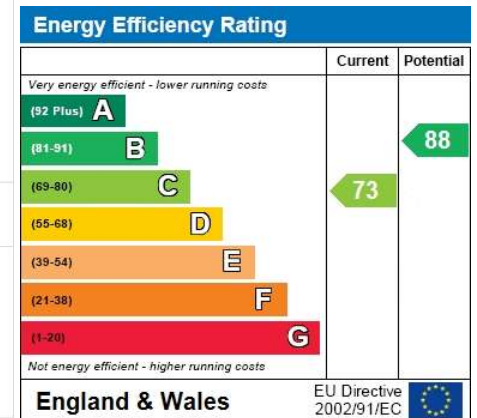
Floor 1

**Approximate total area<sup>(1)</sup>**  
845 ft<sup>2</sup>  
78.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.

