



Kelly Bray
PL17 8GL

Guide Price £124,950
Freehold



Situation:- Kelly Bray is a village in east Cornwall situated one mile north of the town of Callington. The village has a post office/general store, pub, bus service and cafe. Callington has a further range of amenities and facilities and there are nearby recreational pursuits.

A modern corner house situated within a popular development in Kelly Bray just on the fringes of Callington. The property is very manageable and would also make a good first time purchase or second home.

The accommodation comprises of open plan Lounge to the front aspect with room for a small dining table etc. From here there is access through to the bright modern fitted Kitchen, with high gloss base and wall units and contrasting work surfaces, to include space for appliances. There is also a door providing access to the Cloakroom.

From the Lounge a staircase raises to the first floor Landing which is where the airing cupboard can be found. This houses the central heating and hot water boiler, with additional hanging rail and storage space. There is also an over stairs storage cupboard with shelving. Off the landing there is a front aspect Double Bedroom with countryside views. The modern side aspect Bathroom has low level WC, wash hand basin, bath with electric shower over, extractor and radiator.

The property also benefits from Gas central heating and uPVC Double Glazing.

Outside:- There is parking for one vehicle.

Services:- Mains Electric, Gas, Water and Drainage

Council Tax:- According to Cornwall Council the Tax Banding is A



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | 92 |
| (81-91) B | | |
| (69-80) C | 76 | |
| (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 |

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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