



## Callington PL17 7PL

Guide Price £89,500  
Leasehold



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**Situation:-** Callington is a small town a thriving community of people and 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 which specialises in Sports and Music. The town has a Tesco store and a good range of local shops in Fore Street.

The property is entered through the wood framed door with inset glass panel. This opens to the vestibule with stairs rising to the first floor. A door then gives access to the hallway with a storage cupboard.

The Kitchen is fitted with a range of base units, roll top work surfaces and has under unit space and plumbing for washing machine. There is a built in electric hob and oven, space for upright fridge/freezer and sash window to the front. A Worcester central heating and hot water boiler and useful cupboard.

The Lounge is a light and airy with sash windows to the front looking through to the town centre.

The Bedroom is a double bedroom with sash window to the front.

The Shower room comprises of low level WC, vanity unit with cabinet and wash hand basin, shower cubicle housing the electric shower. Heated towel rail and loft access.

The property has gas central heating and has the benefit of being sold with NO ONWARD CHAIN.

**Outside:-** To the front there is 1 allocated car parking space.

**Services:-** Mains gas, electric, water and drainage.

**Lease Details:-** 999 year lease

**Service Charge:-** £400 per year.

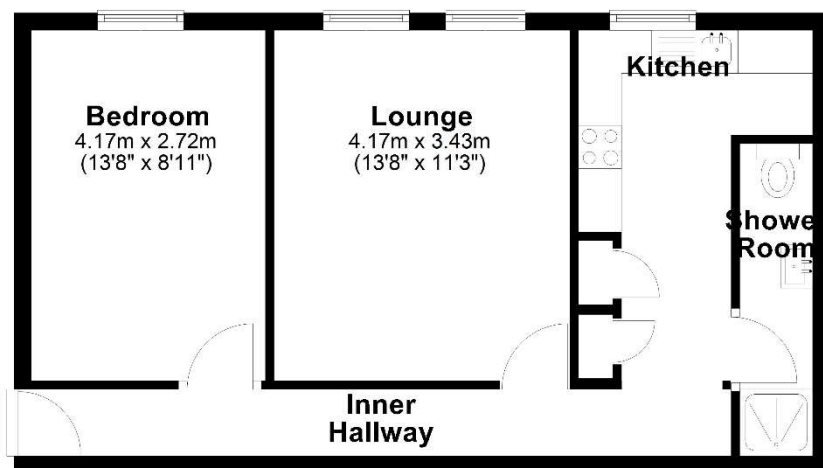
**Ground Rent:-** £1 per year (Peppercorn rent )

**Council Tax:-** According to Cornwall Council tax banding for this property is Band A



### Ground Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 45.3 sq. metres (488.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	76
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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