



Callington
PL17 7HQ

 dawsonnott.co.uk



3



2



1

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

Guide Price £425,000

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, Bus service and recreational pursuits to enjoy.

- Detached Bungalow in favoured location
- Lounge with feature fireplace
- Large Kitchen/Dining room
- 3 Bedrooms
- Garage and Ample Parking
- Good sized corner plot



The property is approached via the tarmac driveway with semi circular steps leading up to the main Entrance door. This provides access into the Hallway which has Loft access and a storage cupboard housing the Worcester central heating/hot water boiler. An internal door then leads into the Lounge which features a slate fireplace with gas living flame, coal effect fire, set on a hearth with wooden edging and mantle. Double aspect windows allow a great deal of light in to this reception room. The Kitchen/Dining room is an ideal gathering/social space and fitted with a range of wall and base units with roll top work surfaces. It has a built in dishwasher and wine cooler, plus space for an American style fridge/freezer. There is a gas cooking range comprising 5 rings, warming plate and double ovens with large canopy above. There is space for a large dining room table and chairs, with a door to the rear and French doors giving access to the side.

Bedroom 1 is a double bedroom facing to the front. It has a range of wardrobes with hanging rails and shelving, enclosed by folding doors. Bedroom 2 is a double bedroom facing to the rear. Bedroom 3 also faces to the rear with wardrobes with sliding doors. There is a modern Bathroom with suite comprising of shaped bath with mixer tap shower attachment, vanity unit with cabinets and wash hand basin plus a walk in shaped shower with a curved screen and waterfall shower head. Encased cistern low level WC, heated towel rail, part tiling to the walls and frosted windows to the side.



OUTSIDE

To the Front there is a tarmac drive providing parking facilities for 4-5 vehicles, including a caravan/motor home plus an electrical hook up point. The Garage has an up and over door, utility section, storage space, power and light with rear access to the garden.

To the right hand side there is a gateway which opens to the side garden, where there is a paved disabled access ramp, a paved patio and lawn.

The pathway then sweeps around to the Rear which is mainly laid to lawn and enclosed with fencing. There is also a Summer house and a useful storage shed.

Services:- Mains Electric, Gas ,Water and Drainage

Council Tax:- According to Cornwall Council the Tax Band is E



Chequetts Close, Callington, PL17

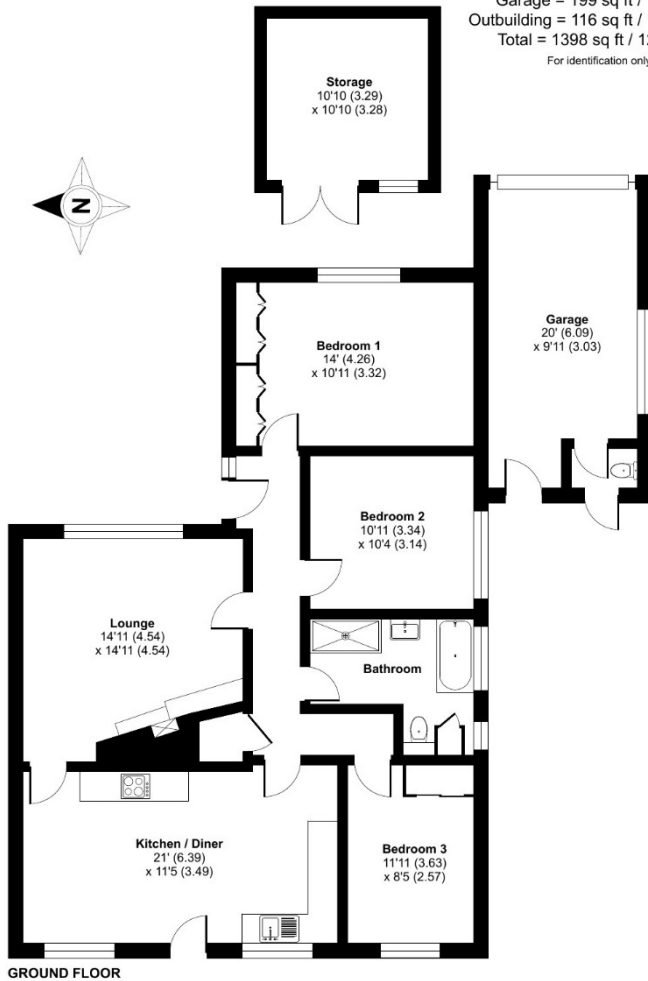
Approximate Area = 1083 sq ft / 100.6 sq m

Garage = 199 sq ft / 18.4 sq m

Outbuilding = 116 sq ft / 10.7 sq m

Total = 1398 sq ft / 129.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Dawson Nott Ltd. REF: 1364995

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

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.

