



Callington

PL17 7JA



2



2



1

 dawsonnott.co.uk

DAWSON **nott**
E S T A T E A G E N T S

Guide Price £270,000

Callington is a small town with a thriving community situated in 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 and Dentists.

- Occupying A Generous Size Plot
- Beautifully Presented, Bright and Spacious
- Lounge And Formal Dining Room
- Spacious Conservatory Over looking The Garden
- NO CHAIN
- Internal Viewing Recommended



The front entrance leads into an L shaped hallway with a built in cupboard. From here there are doors into the lounge, kitchen, shower room, study and the two bedrooms. The spacious sunny lounge enjoys a twin aspect outlook to the front and side offering ample room for a selection of furniture. There is a quality modern fitted kitchen with a side aspect outlook and door out to the side garden and fitted appliances to include an induction hob with extractor canopy over, eye level oven, fitted fridge/freezer and space for the washing machine and additional under counter freezer if required.

Both bedrooms are good size doubles with one having a front aspect outlook and the other overlooking the rear. Both rooms benefit from fitted wardrobes. The modern fully tiled shower room has an enclosed glazed shower cubical, low level w.c. and wash hand basin with a side aspect opaque window.

From the hallway a door leads into the study area with a built-in cupboard and from here there is access to the conservatory and formal dining room. The large formal dining room enjoys the views over the rear garden with a door leading out onto the patio. This room was previously the former end of the garage, which has been excellently converted. Double doors open into the spacious conservatory which has had a new roof fitted making this room suitable for all year round use. Making it a wonderful place to sit and enjoy the sunshine.

This low maintenance bungalow benefits from Upvc double glazing and Gas Central Heating.



OUTSIDE

A driveway leads down to the Garage offering parking for 2 vehicles with a further gravelled area offering additional parking space. Part of the garage has been partitioned off, with the front part having an electric roller door and offers a generous room for storage with the benefit of power should someone require to store a mobility scooter. The rear section has been re-designated to form the formal dining room. The low maintenance front garden has a raised shrub border. At the side of the property is where the entrance is found with a tiled storm porch above. At the opposite side of the property there is gated access into the side and rear garden via a level pathway. To the side garden is a paved and gravelled seating area and a garden shed in situ. The level access continues to a further generously sized patio/ seating area where access can be gained to the Conservatory. This area is ideal for entertaining, barbecues etc enjoying the views over the well-maintained garden. The garden is fully enclosed with fencing and mainly laid to lawn with well stocked shrub borders. There are additional seating areas to enjoy the sunshine and further area for additional storage shed/greenhouse if required.

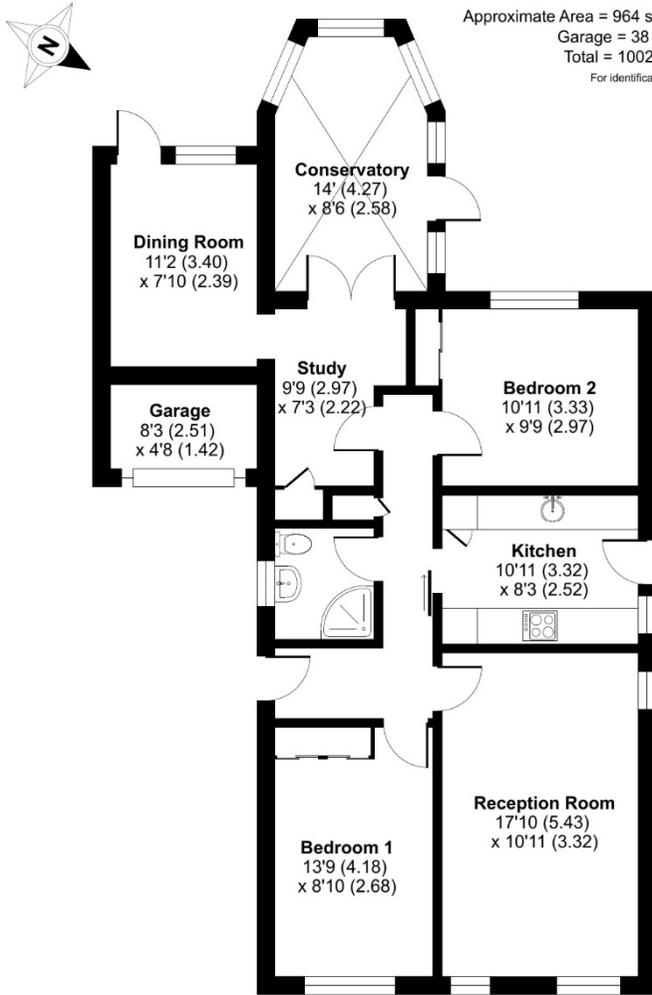
Services:- Mains Electric, Gas, Water and drainage are connected.

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



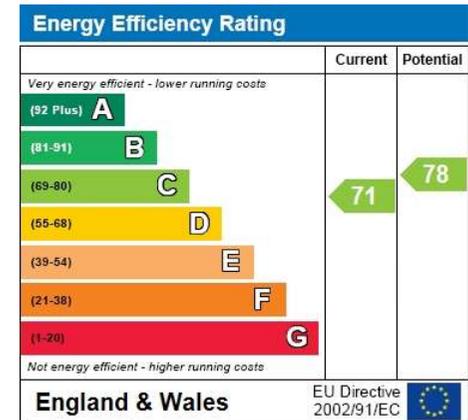
Beech Road, Callington, PL17

Approximate Area = 964 sq ft / 89.5 sq m
 Garage = 38 sq ft / 3.5 sq m
 Total = 1002 sq ft / 93 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Dawson Nott Ltd. REF: 1433104



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.

