



**41 Broadmead, Callington**  
PL177DD

**Guide Price £200,000 - £220,000**  
**Freehold**



2



1



1

**Situation:** Callington is a small town with a thriving community and is situated in the heart of Southeast Cornwall. It has Infant & Junior Schools, along with a Community College. The town has a range of Shops, Café's, Pubs, a Post office, Doctor and Dentist surgeries. It also has regular bus services.

Access to the property is via a uPVC door into the small entrance Hall, from here there is a door into the Kitchen which has a side aspect outlook. The fitted kitchen in situ, would benefit from being replaced and has space for free standing appliances. A further door leads into the spacious Lounge/Dining room with a front aspect overlooking the garden. This room has a natural slate fireplace accommodating a gas fire with a wooden mantle over. From here a further door leads into the Inner hallway which has hatch access to the Loft space and benefits from a generous sized airing cupboard. It provides further access to the remainder of the accommodation.

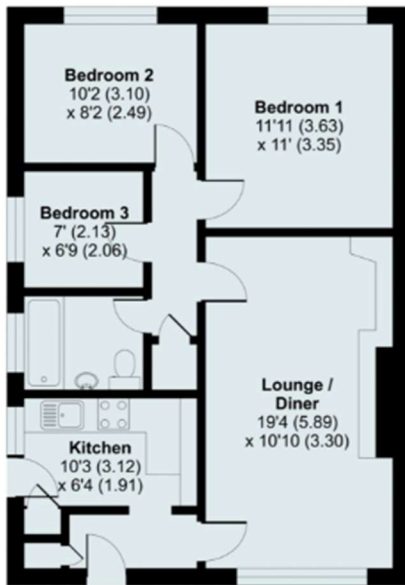
Bedroom One is a generous size double bedroom overlooking the rear garden, Bedroom Two is a smaller double bedroom again at the rear, with an outlook that enjoys the views. Bedroom Three is a small room which could be used as an office or hobby room, this has a side aspect outlook. The modern Bathroom benefits from a low-level WC, wash hand basin and paneled bath with an electric shower over. This room has been fully tiled with two tone contrasting tiling.

The property would benefit from some Updating and is offered with NO ONWARD CHAIN.

**Outside:** To the front of the property there is a lawned garden which has a further gravelled display area with mature shrubs. A pathway leads to the front entrance. To the side there is a tarmac driveway which offers parking for at least four vehicles and leads to the generous sized detached Garage. This has a metal up and over door with additional door to the side. The level garden at the rear is enclosed to 3 sides, again with lawned and stoned areas displaying a selection of mature shrubs.

**Services:** Mains Electric, Gas, Water and drainage

**Council Tax:** According to Cornwall Council the Tax Band is B



**GROUND FLOOR**

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.

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: [info@dawsonnott.co.uk](mailto:info@dawsonnott.co.uk)

 [dawsonnott.co.uk](http://dawsonnott.co.uk)

