



Kelly Bray

PL17 8ER



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ESTATE AGENTS

Guide Price £230,000

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 bakery/cafe. Callington has a further range of amenities and facilities and there are nearby recreational pursuits.

- Modern Semi Detached House
- 3 Bedrooms
- Lounge & Conservatory
- Kitchen/Dining room
- Gardens and parking for 4 Cars
- NO CHAIN



The property is approached via the driveway which leads up to a front entrance. There is a storm porch and the main entrance door opens to the Porch having a radiator. An internal door leads to the main Hallway which has stairs rising up to the first floor, under stairs recessed area and cupboard housing the central heating and hot water boiler. Access through to the ground floor accommodation and radiator. Opening through to the Kitchen/diner which is always a popular choice with buyers incorporating a range of wall and base units, roll top work surfaces, four ring electric induction hob with an oven below and a stainless steel canopy above incorporating the extractor. Under unit space and plumbing for dishwasher and washing machine, space for large fridge/freezer and table and chairs, sink unit, window facing to the front elevation. The Cloakroom has a low level WC, wash hand basin, radiator and extractor. The Lounge has a feature brick wall papered wall, radiator, room for reception furniture, window looking through to the Conservatory and French doors. The Conservatory has opening and enclosed windows and French doors giving access to the rear garden. This room could be used as a second reception room if required.

On the first floor there is a Landing with loft access, radiator, access through to the Bedrooms and Bathroom and a storage cupboard with hanging rail and shelving. Bedroom one, is a double bedroom facing to the front elevation and enjoys distant views having a wardrobe and radiator. Bedroom two is a double bedroom facing to the rear elevation and has a radiator. Bedroom three faces the rear elevation over looking the garden and has a radiator. The Bathroom comprises of a low level WC, wash hand basin.



OUTSIDE

To the front there is a driveway and parking facilities for approx four vehicles. A side entrance pathway and gate gives access to the rear garden.

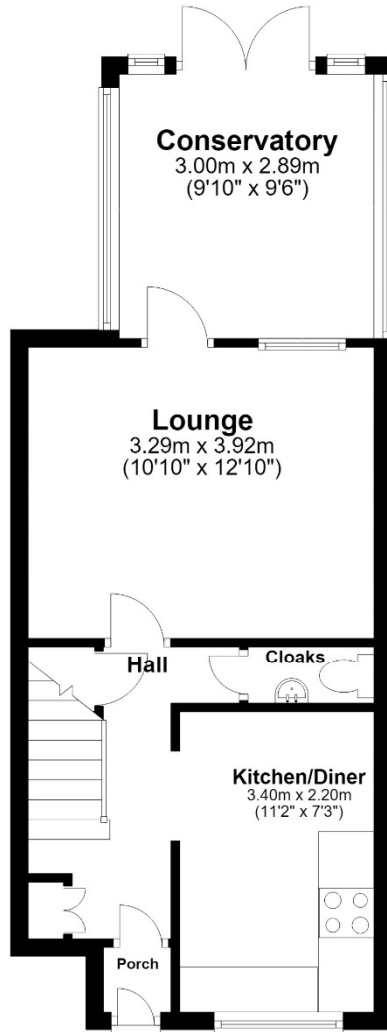
To the rear there is a paved terrace and a pathway. A gateway with steps gives rises to the main garden which is mainly laid to lawn with shrubs and is enclosed for privacy.

Services:- Electricity, water, drainage and gas.

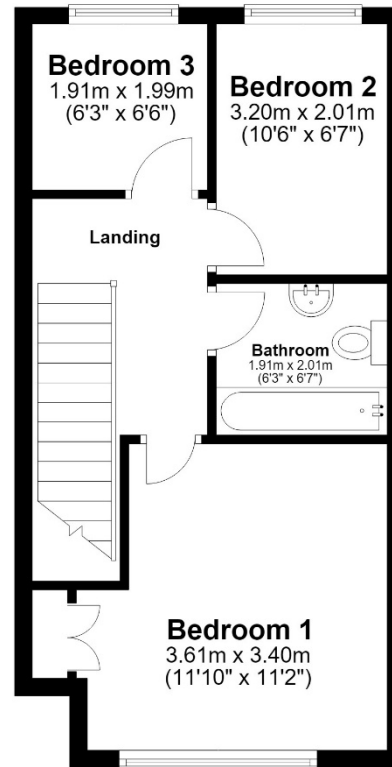
Council Tax:- According to Cornwall Council the band is C.




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			91
(81-91) B		78	
(69-80) C			
(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 	

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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.

