Callington
PL17 7AR

Guide Price £130,000
Freehold

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Situation:- Callington is a with a thriving community which 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. The town has a Tesco store, B&M, range of local shops, Doctors and Dentist surgeries and Bus Service. There are many recreational pursuits nearby that can be enjoyed.

Description:-The property is approached via front courtyard and the main entrance door opens straight into the Lounge/Dining room. This nice room has a fireplace with a recessed area to the right and wooden mantles and ceiling beams as focal features. There is space for Dining room table and chairs, two windows with deep sills to the front elevation, radiators and stairs rising to the first floor. The Kitchen is fitted with a range of wall and base units and wooden work top surfaces. There is space for a free standing cooker, a stainless steel canopy incorporating an extractor and a Belfast sink with tap over. Part tiling to the walls, radiator and windows to the rear. A door gives access through to the Utility room which has a work top surface, under unit space for a fridge and freezer plus plumbing and space for a washing machine. There is a radiator, a rear facing window, plus a door giving access to the rear. The wall mounted hot water and central heating boiler is situated here and there is feature wooden shelving.

From the ground floor stairs rise up to the Landing, providing access to the bedrooms and shower room. Bedroom 1 is a double bedroom facing to the front with a recessed area, a cupboard with hanging rail and shelving, a radiator and a further cupboard which provides additional storage or wardrobe space. Bedroom 2 is also a double bedroom facing to the front with a radiator and shelving. The Shower room comprises of a low level WC, corner wash hand basin, shower housing the bar shower , shelving and tiling to the walls. The Loft can also be accessed from the Shower room.

Outside:- From the utility room a door provides access to the rear garden. There is a covered gravelled finished area ideal for table and chairs. Whilst the main garden is laid to lawn with Cornish stone walling. There is also a shed.

Services:- Mains Electric, Gas, Water and drainage

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

Note:- Please note the neighbouring properties have right of access to the rear as an escape route.

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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