



Callington. PL17

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ESTATE AGENTS

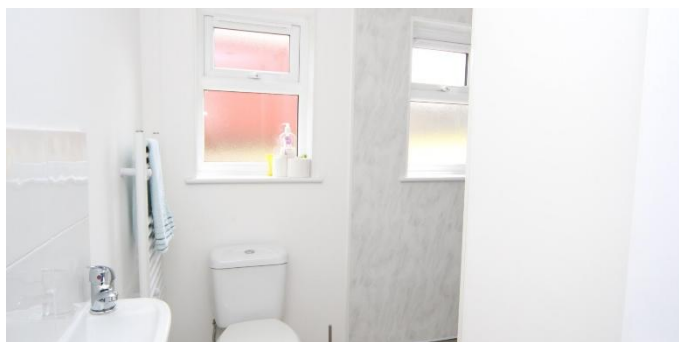
## Price £315,000

**Situation:-** Callington is a small town with a thriving community & is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College a selection of shops, Post office, Cafes, Churches, Bus services, Town Hall & a number of recreational clubs and pursuits. Recently Refurbished Throughout.

- 3/4 Bedrooms or 1/2 Receptions
- Bathroom And Shower Room
- Open Plan Kitchen/Diner
- Garage And Parking
- Enclosed Gardens To Rear



The uPVC Entrance door gives access into the bright sunny Hallway from which all doors lead to the living accommodation. The Living room enjoys a front aspect with countryside views towards Kit Hill. It features a natural stone feature fireplace with open recess. A door leads into the Master Bedroom which has the benefit of double doors providing access to built in wardrobes. This room has a side aspect outlook. Bedroom 2 is also a double bedroom with built in wardrobes and a front aspect outlook. Bedroom 4 is a single bedroom which also contains a fitted wardrobe and enjoys a side aspect outlook over the driveway. This room could quite easily be utilised as a Home Office or Study. The family Bathroom also has a side aspect outlook and is fitted with a modern suite, comprising of low-level WC, pedestal wash hand basin and panelled bath. A further door providing access to a walk-in double cupboard with generous storage space. This also accommodates the boiler. From the hallway there is a door into the newly fitted Kitchen/ Dining room. This room is dual aspect to the rear elevation overlooking the garden. The Modern kitchen has a horseshoe shaped layout and is fitted with a combination of built in base units and drawer space, with contrasting work surfaces and matching splash backs. There is an inset stainless steel sink and drainer, a recess for the cooker with a glazed splash back and space for additional appliances as required. Incorporated into this room is also a generous Dining area suitable for a large table and chairs plus additional furniture if desired. From here there is a door into Bedroom 3, which is a further double bedroom that has a triple aspect outlook to the rear, side and front elevations, making it a bright and sunny room. Also, from the Kitchen/ Diner there is a doorway leading into the Inner Hallway. This area benefits from a walk in storage cupboard, access through into a Wet room and to the back door of the property. The Wet room comprises of a walk in shower, low level WC and a small wall mounted wash hand basin. The back door leads out into a covered area and also has access into the garage. The garage has the benefit of power and light and has ample room to accommodate electrical appliances such as freezers etc.



## OUTSIDE

At the front of the property the small gate giving access to the steps and pathway which leads to the front entrance. The driveway leads up to the side of the bungalow to the generous garage which also has power, light and plumbing for a washing machine. There is parking and level access to the side rear door. From here there is gated access into the rear enclosed garden. There is also a garden to the front and side which is mainly laid to lawn edged with walling having established shrub borders. At the rear there is a large sunny aspect facing garden with a side pathway. The rear garden is fully enclosed being dog and child friendly although part of the garden is slightly raised. There is a garden shed in situ which has the benefit of power, light and light.

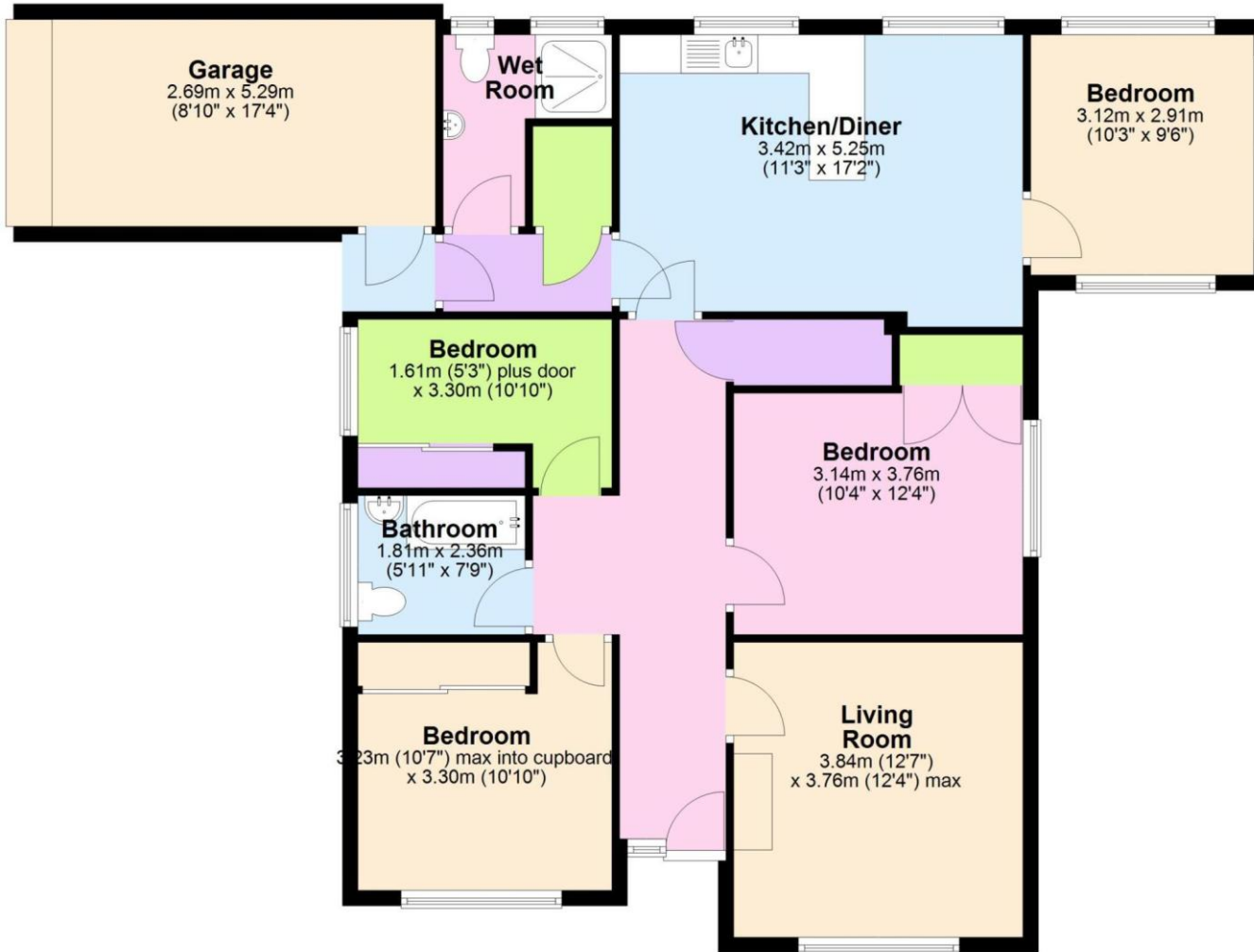
Services: Mains Electric, Gas, Water and drainage.

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



## Ground Floor

Approx. 118.7 sq. metres (1277.6 sq. feet)



Total area: approx. 118.7 sq. metres (1277.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

41 Fore Street, Callington, Cornwall, PL17 7AQ

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

