



Kelly Bray, Callington
PL17 8QT

Guide Price £95,000
Leasehold



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Situation:- 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.

Description:- The property is approached via the main entrance doors to the building and then communal hallway with steps rising to the first floor. An entrance door opens up to the vestibule and an internal door gives access through to the Hallway. There is a useful storage cupboard, radiator and access through to the main accommodation. The nice size Lounge/dining room is a light and airy room having ample space for reception furniture, radiators and uPVC double glazed windows. An archway leads through to the Kitchen which is fitted with a range of wall and base units, drawer space, roll top work surfaces, four ring electric hob with oven beneath and extractor above. Under unit space and plumbing for a washing machine, stainless steel sink unit with drainer, Upvc double glazed windows, tall cupboard housing the central heating and hot water boiler. Radiator and space for upright fridge/freezer.

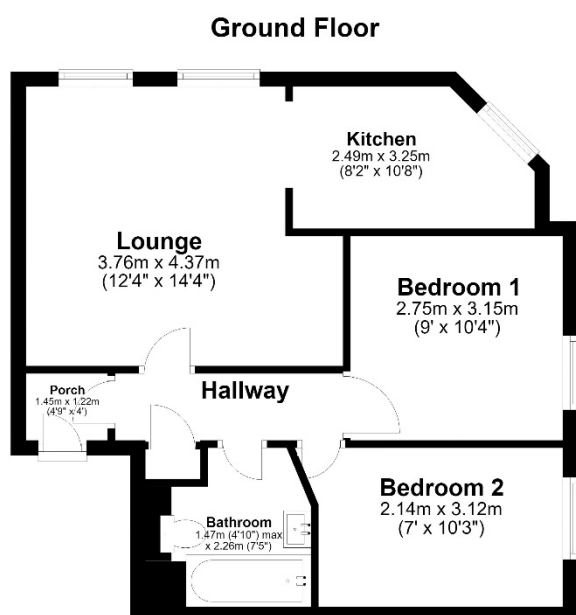
From the hallway an internal door leads into Bedroom one, this a double bedroom having a double glazed uPVC window and radiator. Bedroom two has a uPVC double glazed window, radiator and wardrobe with hanging rail. The Bathroom has a low level WC, wash hand basin, bath with an electric shower over, part tiling to the walls, radiator and extractor.

Outside:- There are communal gardens and an allocated parking space for one vehicle.

Services:- Mains Electric, Gas, Water and Drainage

Council Tax:- According to Cornwall Council the council tax band is A.

Lease Details:- Lease of 999 years which commenced on the 1st April 2002. There is an service charge of approx £1,010.00 per annum which covers the maintenance of the communal areas and the building along with the insurance for the structure.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	

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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