



Callington
PL17 7JE

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2 plus loft
room



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DAWSONnott
E S T A T E A G E N T S

Guide Price £220,000

Callington is a small thriving town which is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Restaurants/Cafes, Post office, Doctors & Dentist.

- Large well presented terraced Victorian House close to the town centre
- Versatile and adaptable accommodation
- 2 Reception rooms and a Garden room
- 2 Bedrooms and a Loft room
- Typical Cornish style attractive Gardens and oversized Garage
- BEING SOLD WITH NO ONWARD CHAIN



This deceptively spacious period terraced house is situated within easy walking distance of the town centre with its amenities & facilities. There are many character features throughout retaining charm to the original era. Entrance door opens to the vestibule. An internal door provides access through to the Hallway where stairs rise to the first floor. The principle reception room being the Living room has the main feature as the fireplace housing the cast iron, wood burner style, gas fire, set on a hearth with an ornate surround & mantle. There are display recesses to either side of the chimney breast with shelving, picture rails & a bay window faces to the front. The Dining room is a good sized reception room, again having a fireplace as the main feature with a living flame coal effect gas fire, with a cast iron surround, edged with wood and detailed tiling. Cabinets with shelving & an under stairs recessed area, radiator & picture rails. The Kitchen then follows which is fitted with a range of wall & base units with roll top work surfaces, drawer space, free standing cooker & under unit fridge & freezer. There is a window facing to the rear overlooking the garden & an encased window looking through to the garden room. The Garden room, provides a lovely relaxing spot for refreshments, overlooking the garden. There is an electric heater & an area & plumbing for washing machine, door providing access to the garden. There are ornate stained glass & leaded light windows. At the rear of the garden room there is a Cloakroom with low level WC, a vanity unit incorporating the wash hand basin & there is a velux window. On the first floor there is a radiator and a door providing access to the Loft room. Bedroom 1 is a large, light, double bedroom with windows facing the front. There is an ornate cast iron fireplace with surround & mantle & an electric storage heater. Bedroom 2 has a window facing to the rear elevation with lovely views across to Caradon Hill & surrounding countryside and there is an open fronted wardrobe. The Bathroom comprises a low level WC, vanity unit incorporating the wash hand basin & a bath with an electric shower over. An ornate sash style stained glass & leaded light window, a cupboard housing the central heating & hot water boiler, exposed wooden floorboards & an electric heater.



From the first floor a staircase leads up to the Loft room which could be utilised as per individual requirements. It has storage areas in to the eaves, beams & a window facing to the rear, which enjoys the best views from the property. There is an En suite area with a low level WC, an enclosed shower cubicle housing the electric shower & there is an electric night storage heater.

OUTSIDE

To the rear there is a nice size garden with pathways, paving & pebble finished sections. An area of lawn, flower & shrub beds all enclosed with walling. There is a covered area ideal for storage purposes & then a door gives access into the garage. This is a larger than average sized garage with double doors & a window.

Services: Mains Electric, Gas Water & Drainage

Council Tax: According to Cornwall Council the Tax Band for the property is B



**Approximate Gross Internal Area 1354 sq ft - 127 sq m
(Excluding Garage)**

Ground Floor Area 642 sq ft – 60 sq m

First Floor Area 469 sq ft – 44 sq m

Second Floor Area 243 sq ft – 23 sq m

Garage Area 287 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(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.

