Callington
PL17 7PL

Guide Price £215,000
Freehold

2

1

1

dawsonnott.co.uk

DAWSON nott
ESTATE AGENTS

Situation:- Callington is a small town with a thriving community 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, Post office, Doctors & Dentist surgeries, regular Bus services, Cafes and Public Houses. There are many recreational pursuits within the vicinity for all the family to enjoy.

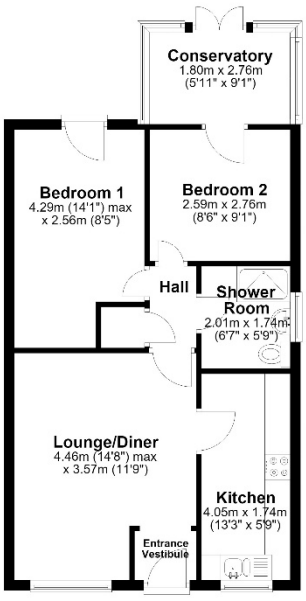
This little gem of a property is ideally suited for many clients and is offered with NO CHAIN. It is a very rare occasion that these type of bungalows come to the market. The property benefits from uPVC double Glazing and Gas central heating. With the bonus of a Conservatory at the rear, giving additional space to sit and enjoy the peaceful setting. When you come through the front door you enter an open entrance vestibule which leads into a spacious front aspect Lounge/Diner. The Kitchen offers ample storage with several base and wall units with contrasting work surfaces and plenty of space for appliances. From the lounge there is a further door which leads into the inner Hallway, and this is where the linen cupboard can be found. From here you can access the following rooms. Bedroom 1 has a rear aspect door leading out into the garden and offering ample space for furniture. Bedroom 2 is a versatile room which could also act as an additional reception room as from here there is access to the conservatory. The modern Shower room still has the space to reinstate a bath if required. The modern suite offers walk in shower cubicle enclosed W.C and vanity wash hand basin. There is a window to the side aspect.

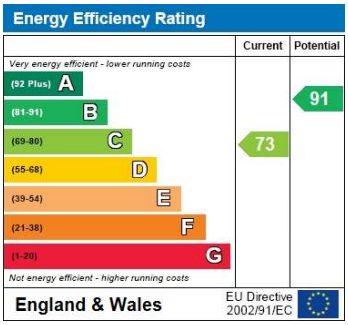
Outside: The property occupies a level plot with paved access to the front door. The garden is laid to lawn with a driveway to the side and from here there is gated access into the rear garden. There is the benefit of on road parking available. The garden to the rear is enclosed with timber fencing and again this is a level shaped plot and is mainly laid to lawn with a selection of mature shrubs.

Services: - Mains, Electric, Gas, Water and drainage

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

Ground Floor





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.

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

dawsonnott.co.uk

DAWSON nott
ESTATE AGENTS