



Callington
PL17 8FJ

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ESTATE AGENTS

Guide Price £450,000

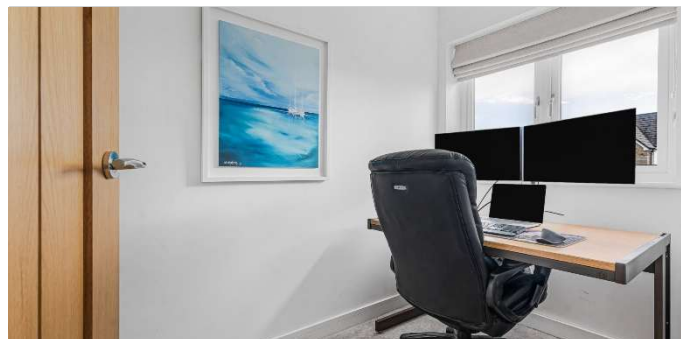
Callington is a small town with a thriving community situated in South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Bus service, Doctors and Dentists.

- Modern Well Presented Detached House
- Impressive, spacious accommodation
- 4 Bedrooms (3 DOUBLE)
- Bespoke Kitchen including Range and separate Utility room
- Oversized Garage, Parking and Landscaped Gardens
- BEING SOLD WITH NO ONWARD CHAIN



An executive style property situated within a small development, located on the fringes of Callington within reach of local amenities, facilities & main routes. When the present vendor purchased the property a number of upgrades were commissioned to make this property even more impressive. The entrance door opens in to a welcoming Hallway with stairs rising to the first floor & there is an under stairs storage cupboard. The Cloakroom comprises of an enclosed cistern low level WC, vanity unit with wash hand basin & has a heated towel rail. To the left hand side of the hallway the nice sized Living room faces to the front & would be a nice space to relax in after dinner. Square archway leads into the impressive, bespoke Kitchen/dining room being fitted with a comprehensive range of cabinets, high specification work top surfaces with matching upstands, pan drawers & a family favourite a built in full sized dishwasher. There is a large SMEG cooking range for the avid chef, Belfast style sink, breakfast bar with seating area. The Utility room then follows which has under unit space & plumbing for washing machine, cabinets, worktop surfaces with matching splashbacks & integrated microwave. The Dining area is conveniently situated between the living room & kitchen with bifold doors giving access to the rear garden. The study completes the ground floor accommodation.

On the first floor the Landing provides access to the loft & has an airing cupboard with the water cylinder. The Master Bedroom is a lovely & light double bedroom due to the tall windows enjoying views across to the countryside. The En suite comprises, low level WC, vanity unit with shaped wash hand basin, a double sized shower cubicle housing the waterfall shower head & half height shower head & there is a heated towel rail. Bedroom 2 is a double bedroom & has a walk-in wardrobe. Bedroom 3 is a double bedroom having a recessed area ideal for bedroom furniture. Bedroom 4 is a good sized single bedroom. The Family Bathroom comprises, low level WC, bath with double shower heads over, vanity unit with shaped wash hand basin, shaver point & heated towel rail.



OUTSIDE

The front has a paved driveway suitable for 2/3 vehicles & the garden is mainly laid to lawn & edged with stone walling.

The rear landscaped attractive garden has a large York stone paved patio stretching the width of the property. Here is an ideal space for al fresco dining & garden furniture. There are wooden railway style sleepers edged with bark & the main garden is laid to lawn & is stocked with an array of climbers & shrubs. There is a drying section & a pathway then leads to the side again being paved. A gate then opens to the front.

The oversized garage has a roll up door & has a ladder rising up to the roof storage area. There is a utility section where white goods can be stored, Valiant central heating & hot water boiler, power and light & a rear door.

Services:- Electric, water, gas and drainage. The property benefits from gas central heating and uPVC double glazing.

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

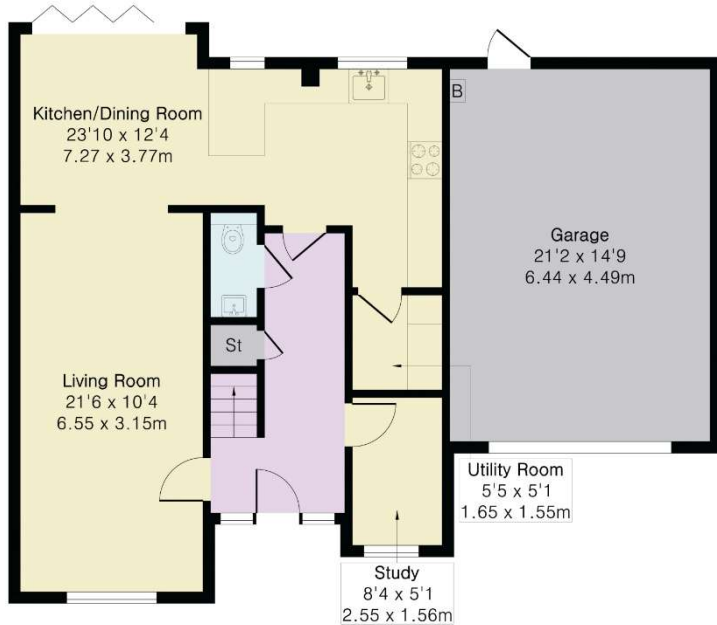


**Approximate Gross Internal Area 1366 sq ft - 127 sq m
(Excluding Garage)**

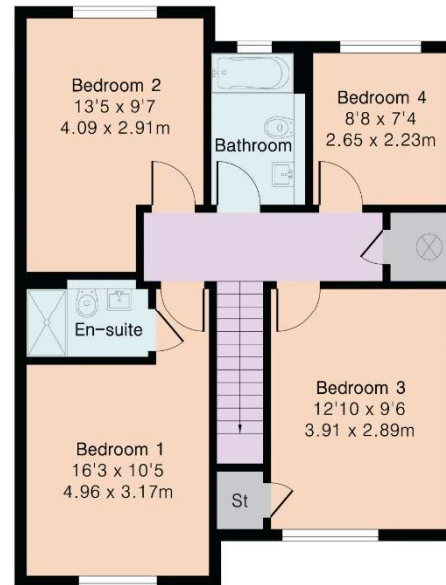
Ground Floor Area 675 sq ft – 63 sq m

First Floor Area 691 sq ft – 64 sq m

Garage Area 311 sq ft – 29 sq m



Ground Floor



First Floor



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		92
(81-91) B	84	
(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

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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.

