



Guide Price £295,000 - Freehold  
Callington PL17 7DE

**DOWSON**nott  
ESTATE AGENTS



A deceptively extended semi detached property situated within a popular district which would be ideal for a family or extended family. Brief accommodation comprises:- Porch, Hallway, Large Lounge, Generously sized Kitchen/Dining room, 2 Bedrooms and Bathroom on the ground floor. On the first floor the Landing, 2 Bedrooms and Shower room can be found.

The property is sited on a corner plot and has Gardens, Parking, Garage and Workshop. The property is warmed via Gas central heating and has Double Glazing. Views across to Caradon Hill.



#### Situation

The Cornish town of Callington is situated in the heart of South East Cornwall approximately ten miles distant from the City of Plymouth. There are a selection of shops including individual, B&M and Tesco. The town has the advantage of Infant and Junior schools, together with a Community College with an enviable reputation which specialises in Sport and Music. There are further amenities and facilities including doctors, dentist, cafes, public houses, post office and a regular bus service. Recreational pursuits can be found within a short distance away including the Tamar Valley an area of outstanding natural beauty, countryside and river walks, places of historical interest and St Mellion international resort.

#### Hallway:- 9' 0" (2.73m) x 0' 0" (0m)

Stairs rising to the first floor, radiator, access through to the kitchen/dining room, lounge, bedroom 4/reception room, bedroom 1 and downstairs bathroom.

#### Bathroom:- 8'4" (2.54m) x 7'9" (2.36m)

Comprising of low level WC, bath, vanity unit with cabinets below, circular sink unit, wall mounted heated towel rail. Separate oversized shower cubicle incorporating a Mira electric shower, tray, enclosing glass doors, tiling and shelf. Extractor.

#### Bedroom 4/Reception room 8'2" (2.49m) x 10'3" (3.12m)

Adaptable room for individual preferences. Upvc double glazed French doors giving access to the rear patio and radiator.

#### First Floor and Landing:-

Access access through to bedrooms 2 and 3, eaves and shower room.

#### Bedroom 2:- 15'4" (4.67m) x 10'6" (3.2m)

Double bedroom fitted with a range of wardrobes with enclosing doors, shelving and hanging rails. Radiator and Upvc double glazed window.



**Lounge:- 19'5" (5.92m) x 11'0" (3.35m)**

A light spacious room having the main feature as the fireplace with a living flame coal effect gas fire set on a marble hearth with wooden surround and mantle. Recess areas to either side of the chimney breast. Radiator, uPVC double glazed windows enjoying views across to Caradon, ample room for reception furniture.

**Kitchen/Dining Room:- 15'10" (4.83m) x 10'2" (3.1m)**

Fitted with a range of wall and base units, roll top work surfaces, a dual fuel cooking range comprising of 4 gas rings, wok ring, electric warming plate, gas ovens beneath. Large canopy over housing the extractor fan and lighting. Sink unit with drainer, under unit space and plumbing for dishwasher, ample space for dining room table and chairs. Radiator, glass fronted cabinet, part tiling to the walls, larder cupboard with shelving. uPVC double glazed window, wooden framed window looking through to the porch and an internal door giving access to the porch.

**Porch:- 9'4" (2.84m) x 4'0" (1.22m)**

uPVC double glazed door, Upvc double glazed windows with pleasant outlook. Plumbing for automatic washing machine and space for tumble dryer.

**Bedroom1:- 12'7" (3.84m) x 8'3" (2.51m)**

Double ground floor bedroom having uPVC double glazed windows, radiator. cupboard with shelving and storage space. Folding doors open to the wardrobe space having hanging rails, shelving, storage space.

**Bedroom 3 8'1" (2.46m) x 10'11" (3.33m)**

With dual aspect double glazed windows, loft access, radiator.

**Shower Room:-**

Low level WC, vanity unit with cabinets and wash hand basin. Oversized shower cubicle housing a Mira shower, tray, enclosing door and screen. Display niches. uPVC double glazed frosted window, extractor.

**Outside:-**

The property is approached by a pathway and steps leading up to both entrances. There is a side gate giving access to the paved patio an ideal space for outside dining and is enclosed with walling. Parking bay suitable for one vehicle. The front and side gardens are mainly laid to lawn, edged with walling.

**Garage/Workshop:-**

An up and over door, inspection pit, power and light and windows

**Services :-**

Mains electric, Water, Drainage and Gas

**Council Tax:-**

Band C





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