



Guide Price £185,000 - £190,000 - Freehold  
6, Rosemullion Gdns, Callington PL177QN

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ESTATE AGENTS



A good sized semi detached modern house situated within a cul de sac location on the fringes of Callington. Brief accommodation comprises:- Hall, spacious Lounge/Dining room, Kitchen and Bathroom on the ground floor. Landing, 3 Bedrooms (2 DOUBLE) and Bathroom on the first floor. There is an integral Garage and Driveway suitable for one vehicle.

The gardens are low maintenance and the property has electric heating and uPVC Double Glazing.



#### Situation:-

Callington is a town with a population of around 6,500 people and is situated in the heart of South East Cornwall, around 15 miles from the heart of the City of Plymouth. It has Infant and Junior Schools, along with a Community College with an enviable reputation which specialises in Sports and Music. The town has a Tesco store and a range of local shops in Fore Street. A former mining area, the housing is a mix of older cottages with newer homes on the outskirts of the town.

#### Entrance:-

Main entrance door gives access to:-

#### Landing:-

With access to the Bedrooms and Bathroom, loft access.

**Bedroom 1:- 15'1" (4.6m) x 10'5" (3.18m) Max**  
Spacious double bedroom having uPVC double glazed window to the rear, electric night storage heater.

**Bedroom 2:- 12'3" (3.73m) x 10'4" (3.15m)**  
Double bedroom having uPVC double glazed window to the front, electric heater.

**Bedroom 3:- 11'11" (3.63m) x 7'2" (2.18m)**  
Good sized single bedroom having uPVC double glazed window to the rear, electric heater.



#### Hallway:-

With internal access to the Kitchen, Lounge/Dining room, Bathroom and Garage and stairs rising to the first floor.

#### Kitchen:- 8'3" (2.51m) x 6'2" (1.88m)

Fitted with a range of wall and base units, work top surfaces, drawer space, space for cooker, plumbing for washing machine, under unit space for fridge and freezer, part tiling to the walls. uPVC double glazed window to the front elevation.

#### Downstairs Bathroom:- 6'9" (2.06m) x 5'6" (1.68m)

Suite comprising, bath with electric shower over, WC, wash hand basin, tiling to the walls.

#### Lounge/Dining room:- 11'11" (3.63m) x 17'11" (5.46m)

A spacious room with uPVC double glazed patio doors to the rear elevation, electric night storage heater, uPVC double glazed door with glass inset giving access to the rear patio.

#### Bathroom:- 9'1" (2.77m) x 7'0" (2.13m)

Suite comprising, WC, wash hand basin with vanity unit beneath, bath, airing cupboard housing the hot water tank. Part tiling to the walls, uPVC double glazed window to the front.

#### Garage:-

Up/over door, side door giving access to the Hallway, power and light.

#### Outside:-

To the front there is a driveway suitable for one vehicle. The garden is laid to gravel and includes a tree. Pathway up to the front entrance and pathway to the side leading to the rear. The rear garden is laid to patio and is enclosed with fencing.

#### Services:-

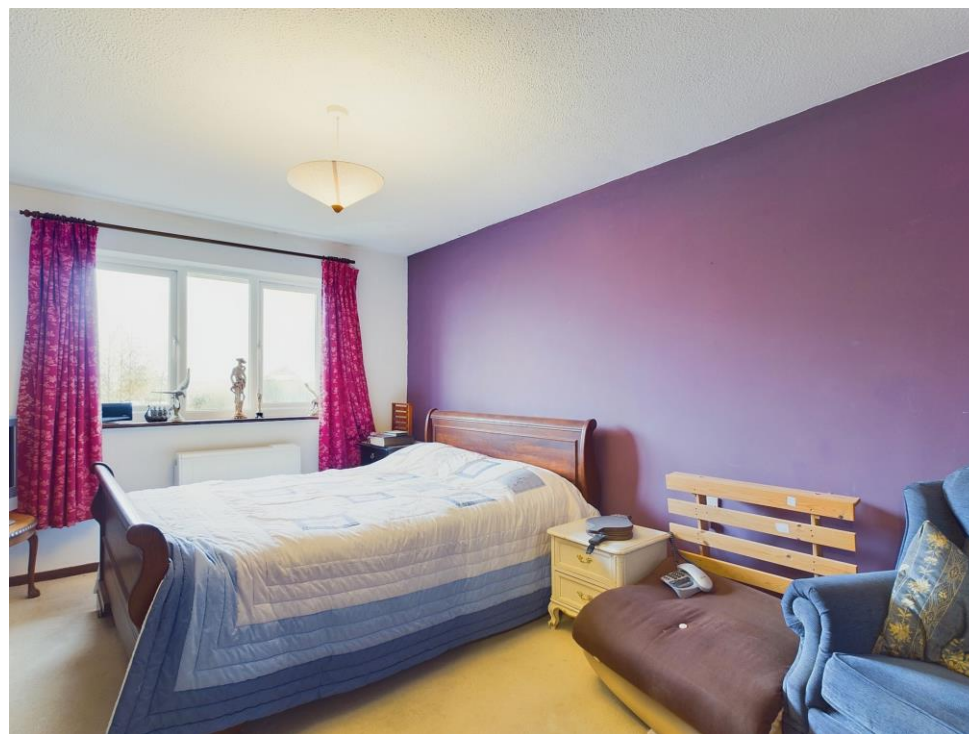
Electric, water and drainage.

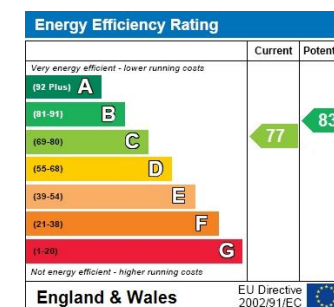
#### Council Tax Band:-

According to Cornwall Council the council tax band is B.

#### Note:-

The property has solar panels which are owned by the vendor.





AGENTS Note:-  
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Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.  
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.  
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