



Callington
PL17 7RE

Guide Price £79,500
Leasehold



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Situation:- Callington is a town with a thriving community 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, post office, doctors and dentist surgeries and regular bus services. There are many recreational pursuits nearby.

Description:- You first enter the building by the main entrance door which opens to the communal hall. Stairs rise to the first floor and the entrance to Flat 2. A door gives access to the spacious Hallway having enough space to store coats and shoes. The light and airy Lounge/Dining room has ample space for reception and dining furniture, large feature bay window and modern electric heater. The Kitchen is fitted with a range of wall and base units, work top surfaces, space for upright fridge/freezer, plumbing for washing machine and space for cooker. There is a large Double Bedroom again with a feature bay window and modern electric heater. The Bathroom completes the accommodation. CASH BUYERS ONLY DUE TO LENGTH OF LEASE.

Outside:- To the rear there is a car park with parking facilities for the residents.

Services:- Gas, electric, water and drainage.

Lease:- 76 years remaining.

Service/Ground rent charges:- By agreement with the residents. Approximately £500.00 per year.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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