



Offers in the Region of £295,000 - Freehold  
Callington PL17 7QE

**DOWSON**nott  
ESTATE AGENTS



**VIEWING RECOMMENDED** Of this extended detached modern house situated on a popular development set on the fringes of Callington within reach of amenities, facilities and main routes. Brief accommodation comprises: Hall, Lounge, Dining room, Kitchen, Cloakroom and a further reception/study room with shower room ideal for a disabled family member on the ground floor. On the first floor the Landing, 4 Bedrooms and Bathroom can be found.

Outside there is a Garage, Parking for a number of cars and front and rear level Gardens. The property is warmed via Gas central heating and has Double Glazing.



#### Situation:-

The Cornish town of Callington is situated in the heart of South East Cornwall approximately 15 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, bank, 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.

#### Reception room/Study:- 16'1" (4.9m) x 10'5" (3.18m)

This is a bright room with patio doors giving access to the garden, radiator and would be ideal for disabled access.

From the Hallway stairs lead up to:-

#### First Floor and Landing:-

Airing cupboard housing the hot water tank with shelf. Loft access. Door into:-

#### Bedroom 1:- 11'2" (3.4m) x 10'11" (3.33m)

Double bedroom having a window looking to the rear elevation, fitted wardrobe and radiator.

#### Bedroom 2:- 10'5" (3.18m) x 8'8" (2.64m)

Double bedroom having window to the front elevation and radiator. There are wardrobes which the vendor is willing to sell subject to separate negotiation.





#### Hallway:-

With panelled entrance door.

#### Cloakroom:-

Window to the front, low level WC and hand basin. Radiator.

#### Lounge:- 11'4" (3.45m) x 15'10" (4.83m)

The main reception room having bay window to the front elevation. Gas fire and radiator. Double glazed panelled doors into:-

#### Dining Room:- 9'8" (2.95m) x 9'5" (2.87m)

Good sized room with room for table and chairs, patio doors leading out to the Garden. Radiator. Door leading to:-

#### Kitchen:- 22'8" (6.91m) x 9'6" (2.9m)

L shaped room with a range off wall and base units, work tops over, eye level Hotpoint oven and grill, hob with extractor fan hood over. Space for table and chairs, single drainer sink unit with mixer tap over, window overlooking back garden, space and plumbing for dishwasher and washing machine, fridge and radiator. Large under stairs cupboard, glass panelled door to Hallway.

#### Lobby Area:

Space for fridge/freezer. Door leading to:-

#### Shower Room:- 6'0" (1.83m) x 7'7" (2.31m)

Comprising of, large walk in shower, WC and wash hand basin. Door to Garage. There is a ramp ideal for disabled use as the way in through the Garage.

#### Bedroom 3:- 8'5" (2.57m) x 7'0" (2.13m)

Single bedroom having window to the front elevation and radiator.

#### Bedroom 4:- 7'9" (2.36m) Plus Recess x 7'2" (2.18m)

Single bedroom with window and radiator.

#### Bathroom:- 7'4" (2.24m) x 5'5" (1.65m)

White bathroom suite comprising of a bath with Mira shower over, wall tiles and contrasting flooring, WC and wash hand basin, radiator and window.

#### Outside:-

To the front of the property there is a gravelled area with mature bushes and parking for approximately three vehicles. The entrance driveway is shared with the next door neighbour.

To the rear of the property the garden is mainly laid to lawn with mature shrubs and a side gate that gives access to the front.

#### Garage:- 17'9" (5.41m) x 8'3" (2.51m)

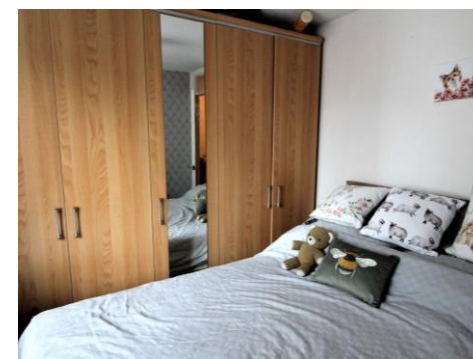
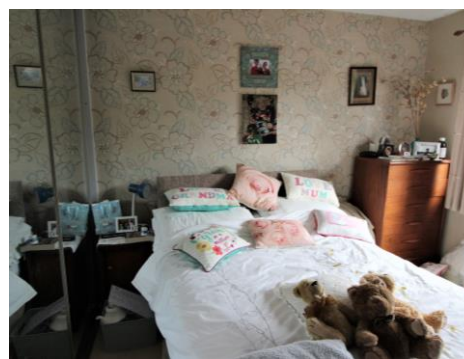
Double and single wall units, useful storage in roof space, Logic boiler (approx 3 years old) and electric points.

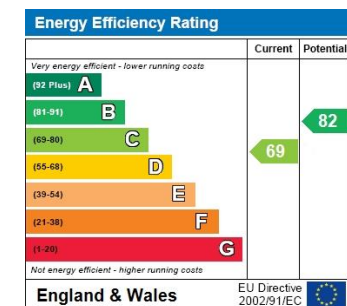
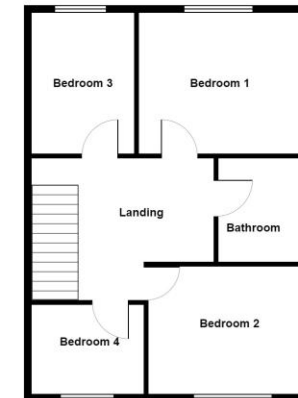
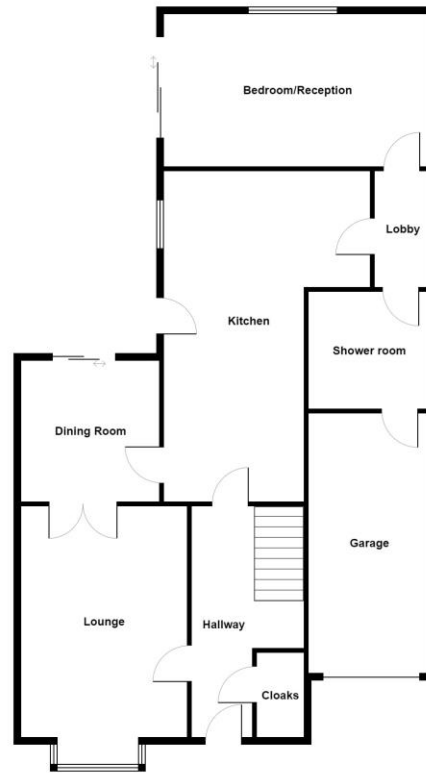
#### Services:-

All main services are connected.

#### Council Tax:-

The Council Tax Band for this property is Band D.





AGENTS Note:-  
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.  
 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.  
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