



Guide Price £200,000 - Freehold
38 Guipavas Road, Callington PL17 7PL

A semi detached house situated in a tucked away location in need of some updating. Brief accommodation comprises:- Hall, Lounge/Dining room and Kitchen on the ground floor. On the first floor the Landing, 3 Bedrooms and Bathroom can be found. Outside there are front and rear gardens Gardens, Garage and Parking for 1 vehicle. The property has uPVC double glazing.

Please note that although the property has radiators, a fire in the Lounge and boiler there is no gas connection currently but this can be reinstated if required. BEING SOLD WITH NO ONWARD CHAIN.



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. 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.

uPVC double glazed front door gives access through to:-

Bedroom 1:- 12'9" (3.89m) x 8'10" (2.69m)

This is a double bedroom with recessed areas ideal for wardrobe or bedroom furniture, radiator and uPVC double glazed window to the rear elevation overlooking the garden.

Bedroom 2:- 10'1" (3.07m) x 8'0" (2.44m)

A double bedroom with uPVC double glazed windows to the front elevation and radiator.

Bedroom 3:- 6'9" (2.06m) x 7'5" (2.26m)

uPVC double glazed window to the front. Radiator.

Bathroom:- 6'3" (1.91m) x 6'6" (1.98m)

Fitted with a bath, low level WC, wash hand basin, part tiling to the walls, radiator and uPVC double glazed window with frosted glass to the rear elevation.



Entrance Hallway:- 6'2" (1.88m) x 5'8" (1.73m)

Stairs rising to the First Floor. Radiator and telephone point. An internal door leads into:-

Lounge/Dining Room:- 23'1" (7.04m) x 12'5" (3.78m)

Bay window to the front elevation with deep sill and uPVC double glazed windows to the front. Radiators, fireplace with surround, mantel and hearth with a fire, tiling to the floors, under stairs storage cupboard and sliding patio doors giving access to the rear garden. Area suitable for reception/dining furniture. An internal door leads through to:-

Kitchen:- 9'1" (2.77m) x 7'4" (2.24m)

Fitted with a range of wall and base units, roll top work surfaces, gas hob, sink unit with one and a half bowl and drainer, plumbing for washing machine, space for upright fridge/freezer, radiator, uPVC double glazed window and door to the rear, drawer space, part tiling to the walls and wall mounted boiler

From the Ground Floor stairs lead up to:-

First Floor and Landing:- 9'5" (2.87m) x 3'8" (1.12m)

uPVC double glazed window to the side elevation. Loft access and cupboard housing the hot water tank and immersion.

Outside:-

To the front of the property a shared driveway leads down to the property and there is one car parking space. The front garden has a small lawned area and pathway that leads up to the front entrance.

In the rear garden there is a patio area and the garden can be cultivated for individual preferences and has trees and shrubs, enclosing garden fencing.

Garage:- 15'9" (4.8m) x 7'10" (2.39m)

With metal door and side access door.

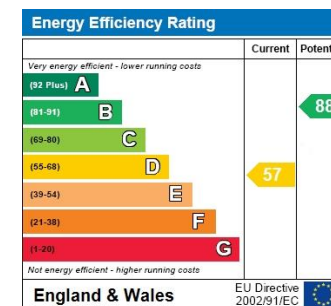
Services:-

Mains electric, water and drainage are all connected.

Council Tax:-

The Council Tax Band for this property is Band C.





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.
 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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