



23 Lansdowne Road  
Callington | Cornwall



Town • Country • Coast

Offers In Excess Of £400,000



A spacious 4 bedroom detached house situated in a sought after residential area featuring driveway parking, a garage and a generous plot with level gardens at both the front and rear. This generously proportioned property features 3 reception rooms including a 7 metre living room plus a conservatory at the rear offering a great array of living accommodation.

Entrance to the property is into a generous porch, ideal for hanging coats and storing shoes, with a door into the hallway where there is an understairs storage cupboard and a cloakroom with a WC. A door leads into the living room which is an impressively sized room with double doors into the dining room which in turn leads into the conservatory which provides a pleasant outlook into the garden. A door from the dining room leads into a breakfast room with a side porch and open-plan through to the kitchen which is a good size with a rear facing window overlooking the garden.

On the first floor there is an open landing with 4 bedrooms alongside a well appointed family bathroom. At the front of the property there is a brick paved driveway providing off-road parking leading to the garage with a front lawned garden. there is side access which leads around to the rear garden which is a generous size with a range of plants and shrubbery.



### Situation

Callington is located in the heart of some fine Cornish landscape. The town is situated in East Cornwall between Dartmoor to the East and Bodmin Moor to the West. Ideally situated at the intersection of the South-North A388 Saltash to Launceston Road and the East-West A390 Tavistock to Liskeard road the area offers great access. The town itself boasts individual and chain shopping outlets including Tesco superstore. The town is surrounded by local villages and hamlets with a variety of primary schools feeding into the highly regarded Callington Community College. Access-Road - The A30 from Launceston and the A38 from Plymouth provide easy access to Exeter and the M5. Rail - Regular intercity services operate from Exeter and Plymouth to London. Sea - Ferry services operate from Plymouth to northern France and northern Spain. Air - Exeter International Airport provides flights to the Isles of Scilly, Channel Islands, Ireland, Scotland and a number of continental destinations. Bristol International Airport offers flights to numerous European destinations. Newquay Airport offers flights to numerous destinations including London Gatwick. Penzance Airport provides flights to the Isles of Scilly.

### Directions

The postal code for the property is PL17 7HB. The What Three Words 'afflicted.something.purified' will take you directly to the property.

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**Porch**  
9'11" x 4'5" (3.04m x 1.35m )

**Hallway**  
13'8" x 5'5" (4.17m x 1.66m )

**Living Room**  
24'0" x 12'6" (7.32m x 3.83m )  
7.32m x 3.83m narrowing to 3.61m

**Kitchen**  
14'11" x 11'7" (4.56m x 3.55m )

**Breakfast Room**  
14'11" x 8'5" (4.57m x 2.57m )

**Dining Room**  
11'9" x 11'7" (3.59m x 3.55m )

**Conservatory**  
12'5" x 8'7" (3.80m x 2.64m )

**WC**  
5'11" x 2'7" (1.81m x 0.81m )  
Plus Storage Area

**Side Porch**  
5'8" x 2'7" (1.75m x 0.80m )

**First Floor**

**Landing**

**Bedroom 1**  
14'2" x 8'8" (4.34m x 2.66m )

**Bedroom 2**  
12'7" x 11'11" (3.84m x 3.64m )  
Include Wardrobes

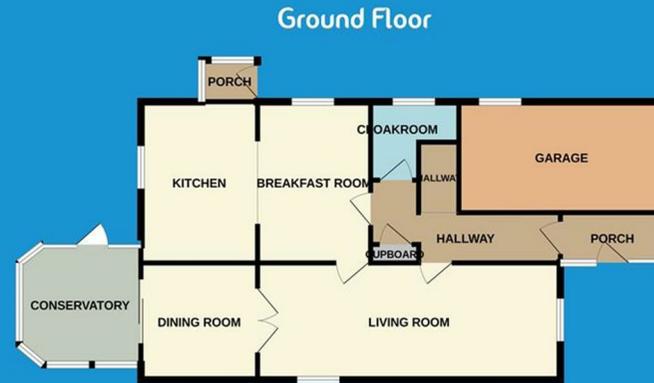
**Bedroom 3**  
11'10" x 11'8" max (3.63m x 3.57m max)

**Bedroom 4**  
8'7" max x 8'6" (2.63m max x 2.60m )  
Include Wardrobes

**Bathroom**  
8'5" max x 5'11" (2.59m max x 1.81m )

**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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