



ESTATE AGENTS



1 Longfield Close, Callington, PL17 7EA

Asking Price £270,000

****NO ONWARD CHAIN****Wainwright Estate Agents are delighted to offer for sale this semi detached house located in a cul-de-sac position within the popular Cornish town of Callington. The accommodation briefly comprises two lounges, dining room/office, kitchen/breakfast room, downstairs cloakroom, five bedrooms and two bathrooms, gardens to the front and rear, garage and parking. Other benefits include double glazing and gas central heating. To appreciate the size and location of this family home an internal viewing really is a must. EPC = D (55). Freehold Property. Council Tax Band C

SITUATION

Callington is a town with a population of around 4,500 people and is situated in the heart of South East Cornwall, around 10 miles from the City of Plymouth. It has an Infant School, along with a Community College. The town has a Tesco store and a good range of local shops in Fore Street. The Kit Hill Country Park is also within 2 miles of Callington, providing moorland walks and panoramic views as well as landmarks of historic interest. There are also many sporting and recreational facilities available in and around Callington including nearby gold courses at Launceston, Tavistock and the International St Mellion Golf & Country Club only three miles away.

ENTRANCE HALL



Upvc entrance door leading into spacious hallway. Stairs leading to the first floor, doorways leading into the downstairs rooms and cloakroom. Radiator and power points.

LOUNGE 13'9" x 11'6" (4.2 x 3.5)

Window to front aspect enjoying pleasant outlook, wall lights, fitted carpet, radiator, power points.

LOUNGE TWO 12'10" x 12'10" (3.9 x 3.9)



Window to front enjoying pleasant views over the front garden, radiator, various power points, doorway leading into the office/dining room.

KITCHEN/BREAKFAST ROOM 23'7" x 9'6" (7.2 x 2.9)



Modern matching kitchen comprising range of kitchen units with worksurfaces above, double Belfast style sink unit with mixer tap, electric oven with extractor hood above, tiled splashbacks, double glazed window to the rear aspect, various power points, space for fridge/freezer, wooden flooring, radiator, doorway leading into the utility room.

UTILITY ROOM 8'10" x 4'11" (2.7 x 1.5)



Doors to kitchen and further double glazed door out to rear garden, space and plumbing for automatic washing machine, space for tumble dryer.

OFFICE/DINER 10'2" x 8'2" (3.1 x 2.5)



Currently used as an office but has a variety of uses including separate dining room or additional bedroom, with window to the rear aspect and door through to the second lounge.

CLOAKROOM

Low level WC. Wash hand basin set into vanity unit with cupboards under, electrical fuse box with concealed screen.

STAIRS

Leading from the hallway to the first floor landing.

LANDING

Access to roof space, storage cupboard and access to all first floor rooms.

BEDROOM 13'9" x 9'6" (4.2 x 2.9)



Window to front aspect, wardrobe recess, views over the town and surrounding countryside, fitted carpet, radiator and ceiling light.

BEDROOM 7'7" x 7'3" (2.3 x 2.2)

Window to front aspect enjoying pleasant views over the town, fitted carpet, ceiling light and radiator.

BEDROOM 12'10" x 10'6" (3.9 x 3.2)



Window to front aspect enjoying pleasant views, wooden flooring, radiator, power points, ceiling light.

BEDROOM 12'10" x 8'2" (3.9 x 2.5)



Window to rear aspect, wardrobe space, fitted carpet, radiator and ceiling light.

BEDROOM 8'10" x 8'10" (2.7 x 2.7)



Window to rear aspect, fitted carpet, radiator and ceiling light.

BATHROOM 1



Window to the rear aspect tiled wet areas, pedestal wash hand basin, low level WC, panel bath with glazed screen and shower over.

BATHROOM 2



Window to rear aspect, wash hand basin set into vanity unit with cupboard under, short bath with electric shower and heated towel rail.

OUTSIDE



FRONT GARDEN



To the front of the property are gardens mainly laid to lawn with bordered edges and a mix of shrubs and bushes. Central path leading to the front door.

SIDE GARDEN/PARKING



To the side of the property there are double gates leading to a paved parking area suitable for additional car or caravan/trailer

REAR GARDEN



Patio area providing an ideal spot for entertaining, laid to lawn area, decked area, raised flower beds, steps leading down to the hardstanding, outside water tap, door leading into the basement room.

BASEMENT ROOM

Ideal for storage, the boiler is located in the basement which supplies the hot water and central heating system.

GARAGE 15'1" x 7'10" (4.6 x 2.4)

Up and over door, with power and light connected.

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

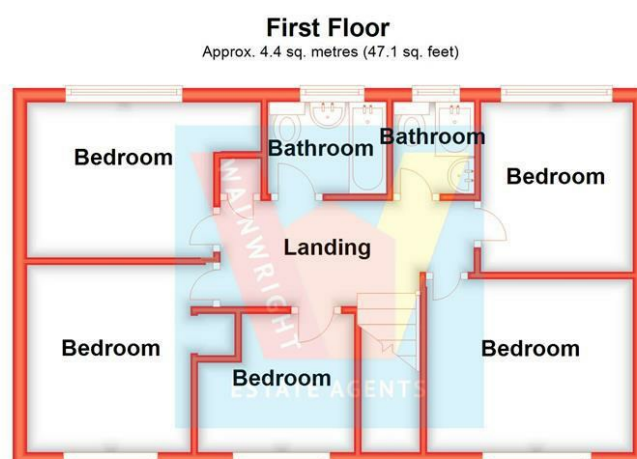
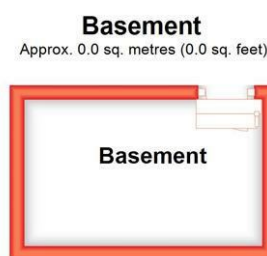
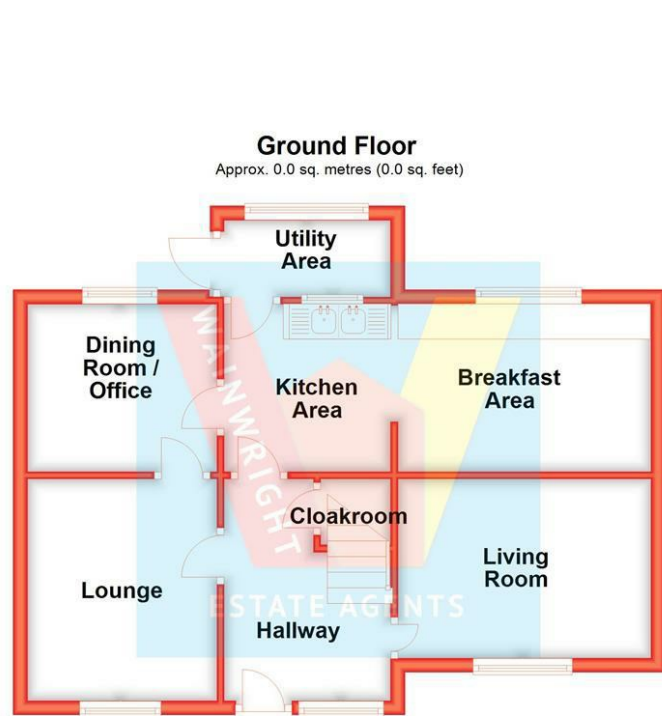
The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

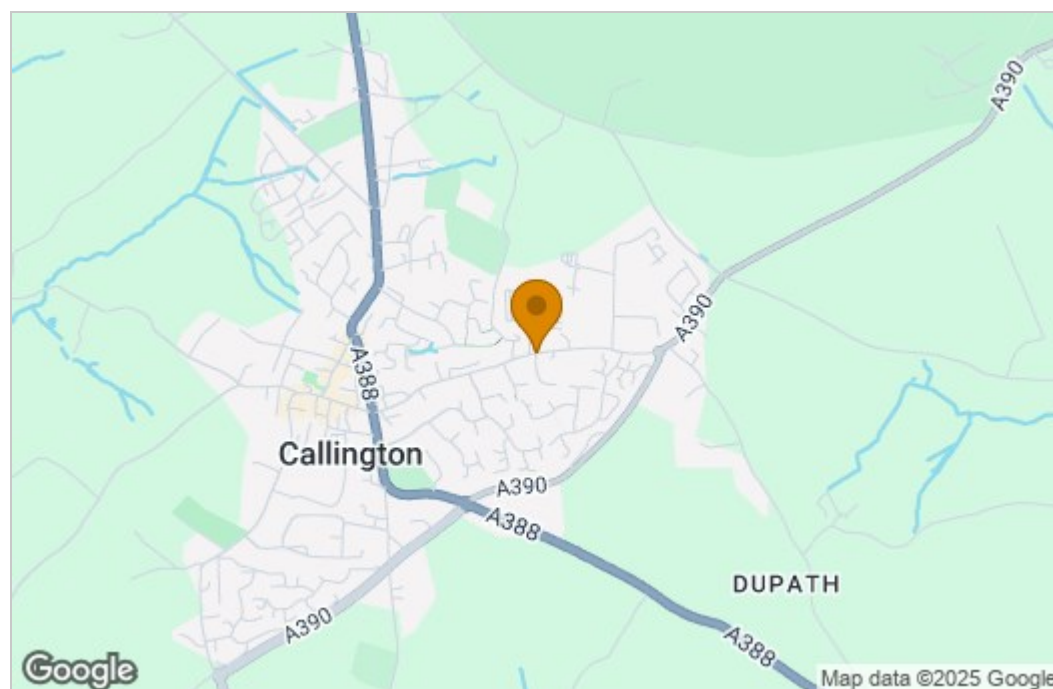
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Floor Plan



Total area: approx. 4.4 sq. metres (47.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			85
		55	

EU Directive 2002/91/EC

England & Wales

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