



ESTATE AGENTS



Saltash Road, Callington, PL17 7EG

Asking Price £230,000

Located in the charming town of Callington, this delightful modern house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The house boasts a contemporary bathroom and benefits from double glazing throughout, ensuring a cosy atmosphere while keeping energy costs in check.

The gas central heating system adds to the comfort. One of the standout features of this property are the pleasant countryside views. Outside the property has a level enclosed low maintenance garden, outside office/hobby room. For those with vehicles, the property includes parking and garage. This terraced house, combines modern amenities with a popular location, making it a wonderful opportunity for anyone looking to embrace the Callington lifestyle. Don't miss the chance to make this charming property your own. EPC = B (83). Freehold. Council Tax Band

LOCATION

This modern end terrace house is one of several properties located on a small development within the popular Cornish town of Callington. 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



uPVC front door leading into the hallway.

HALLWAY



Doorways leading into the ground floor accommodation, storage cupboard, radiator, power point, down lighting, stairs leading to the first floor, under stairs storage cupboard.

BEDROOM 11'8 x 9'10 (3.56m x 3.00m)



uPVC double glazed window to the rear aspect, radiator, power points, downlighting.

BEDROOM 9'5 x 7'3 (2.87m x 2.21m)



uPVC double glazed window to the front aspect, radiator, power points, down lighting.

BATHROOM



Modern matching white bathroom suite comprising panelled bath with electric shower above and shower screen, low level w.c., pedestal wash hand basin, radiator, extractor fan, down lighting.

STAIRS

Leading to the first floor living accommodation.

OPEN PLAN LIVING AREA 32'10 x 11'8 (10.01m x 3.56m)



LOUNGE



uPVC double glazed window to the front aspect with pleasant views of the local area and countryside, down lighting, two radiators, various power points.

KITCHEN/DINER



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, built in electric oven with electric hob and extractor hood above, space for washing machine, space for fridge/freezer, uPVC double glazed window to the rear aspect, wall mounted gas boiler which supplies the hot water and central heating system, various power points, space for kitchen table, down lighting.



OUTSIDE



The property has an enclosed low maintenance garden which is accessed via a wooden gateway, patio area providing an ideal spot for entertaining or alfresco dining, gravelled area, outside water tap, decked area with steps leading down to the entrance door.



OFFICE/HOBBY ROOM

Outside office/hobby room which could be used for a number of different purposes, power and lighting.

GARAGE



With up and over garage door. The garage has an opening which leads into the office/hobby room.

PARKING

The property has parking for several vehicles.

SERVICES

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

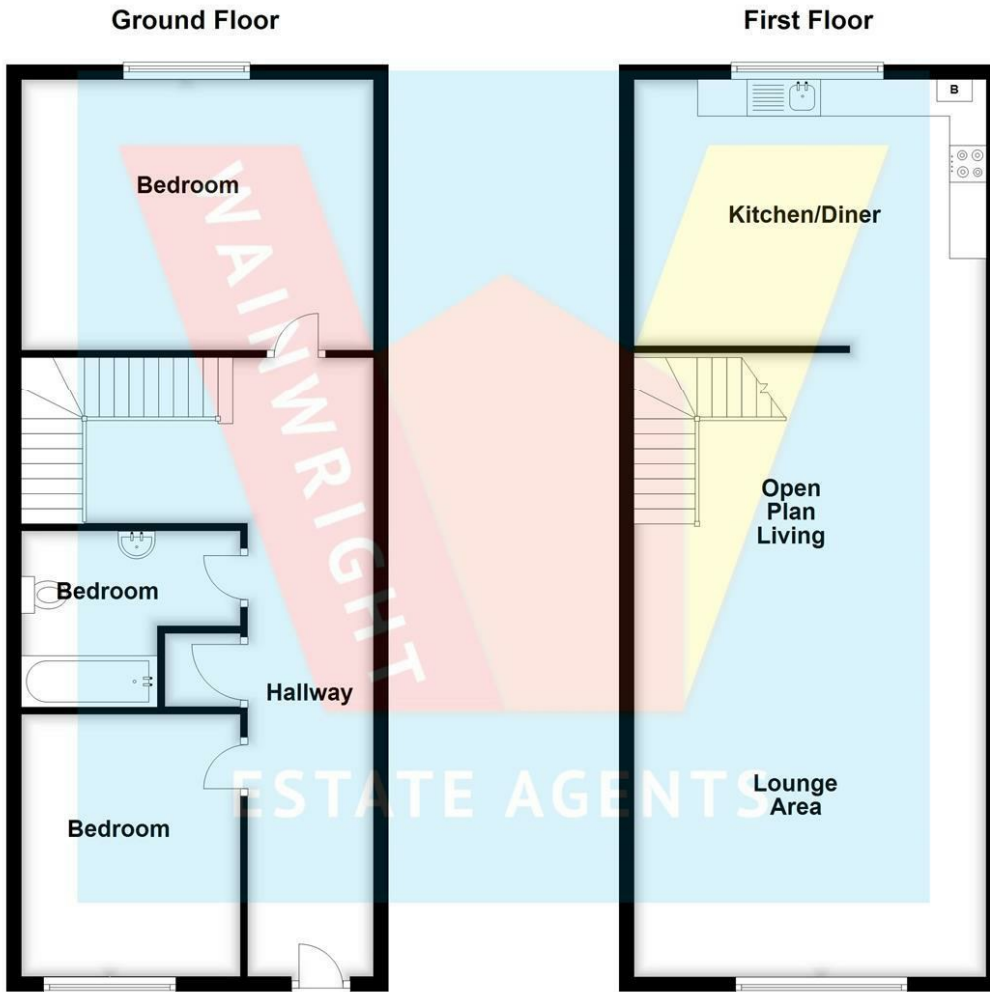
The property also benefits from good mobile phone coverage and a good speed internet service.

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

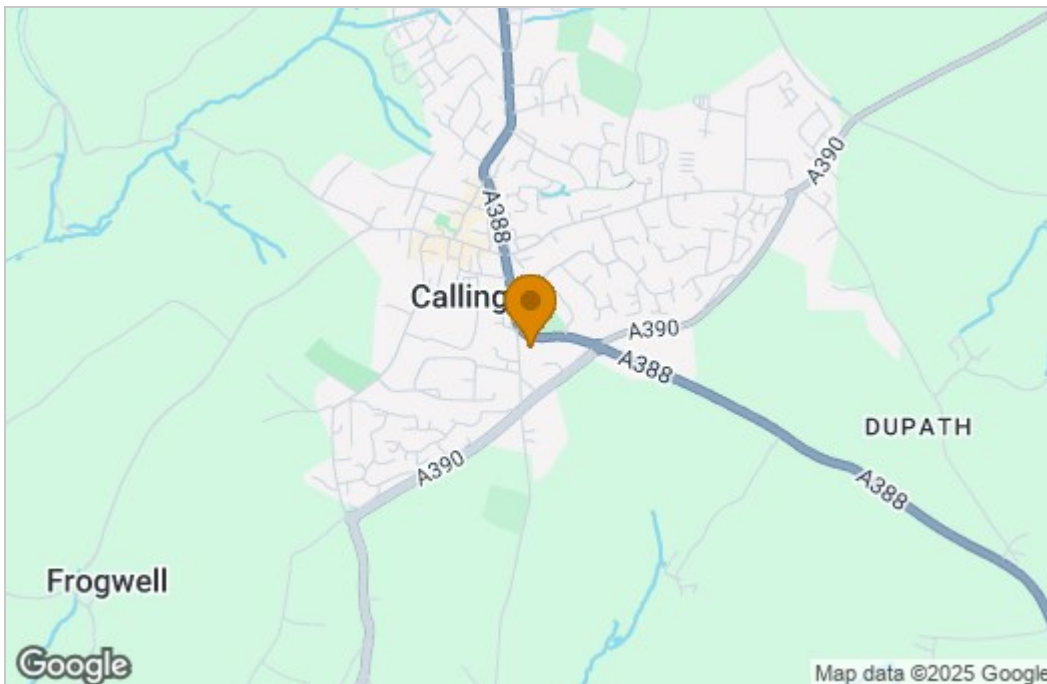
<https://labs.thinkbroadband.com/local/index.php>

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

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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