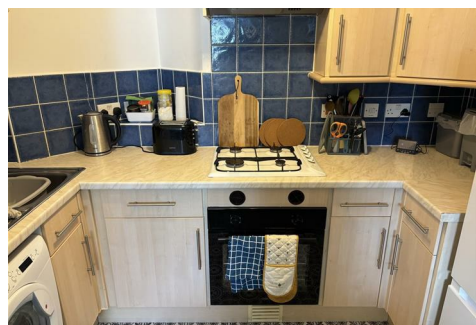




ESTATE AGENTS



43 Harris Close, Callington, PL17 8QT

£750 Per Month

A Ground floor two bedroom flat in a modern purpose built building, with well presented accommodation suitable for a young professional couple or even a single person.

The flat comprises living room, kitchen, two bedrooms and bathroom mains gas central heating and double glazing and allocated car space

The property is set in Kelly Bray, a 'village' roughly a mile from Callington having post office/ store, public house, some local facilities in the adjacent industrial/commercial estate and with a bus service to the town. The ground floor flat has a direct view to Kit Hill which is an open recreational space and there is a nearby footpath giving access.

Rent £750.00 per month Full Deposit £865.00 Holding Deposit £173.00 EPC C 78

Entrance

Hallway

Doors off to both bedrooms, living room, bathroom and storage cupboard with shelving. Further door to storage cupboard housing the gas fired central heating boiler. Wall mounted telephone entry handset.

Bathroom

Bath with tiled surround and wall mounted electric shower unit over, uPVC semi obscured double glazed window, close coupled WC, pedestal wash hand basin with tiled splashback, wall mounted light and shaver socket.

Bedroom

UPVC double glazed window with views to Station Road. Smooth ceiling with coving, radiator.

Bedroom

UPVC double glazed window overlooking parts of Harris Close. Smooth ceiling with coving, radiator.

Living Area

UPVC double glazed bow window to the front aspect. Smooth ceiling with coving, fitted carpet, radiator. Archway through to ...

Kitchen

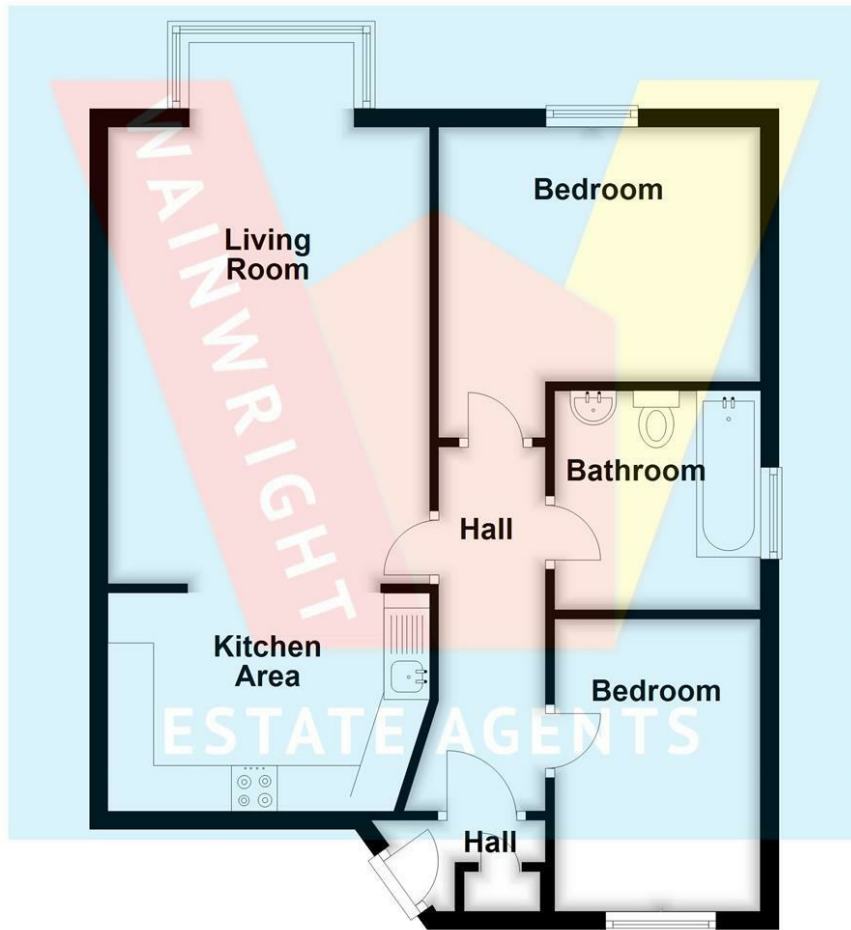
Range of base and wall mounted units, roll edged work surfaces and tiled splashbacks, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for upright fridge/freezer, four-ring gas hob with extractor hood over and electric oven and grill below. Smooth ceiling with coving, wall extractor.

Outside

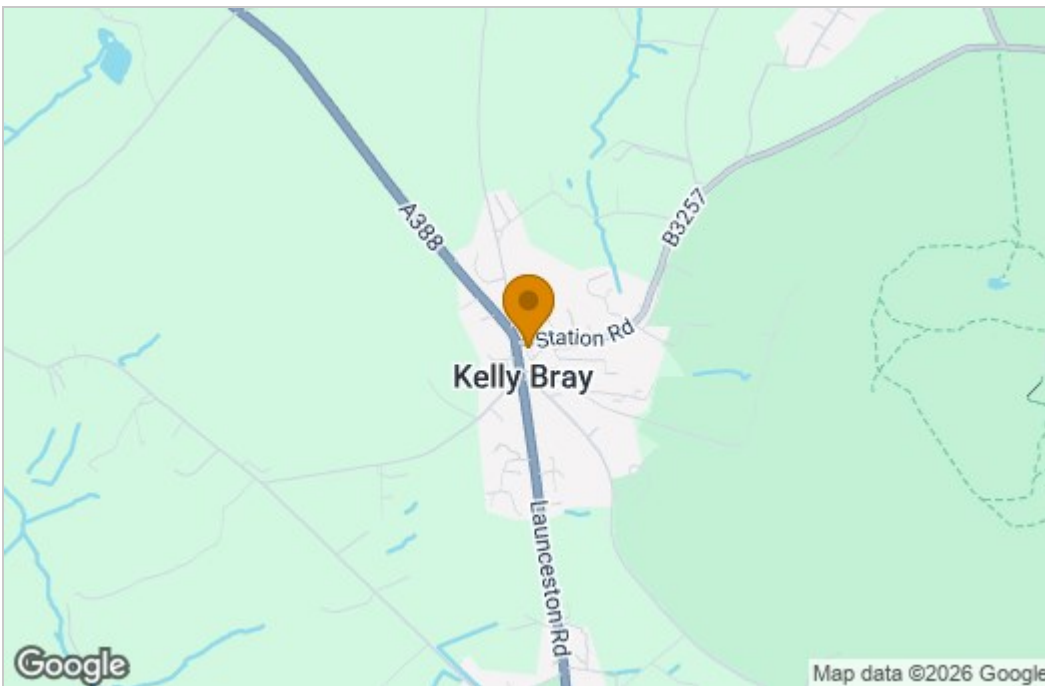
Access to the property is gained from Harris Close onto an allocated parking space. Communal entrance door into the building, and the property is located on the ground floor, accessed via a private entrance door.

Floor Plan

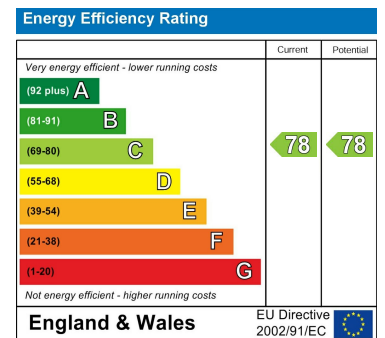
Ground Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

61 Fore Street, Saltash, Cornwall, PL12 6AF

Tel: 01752 849689 Email: sales@wainwrightestateagents.co.uk <https://www.wainwrightestateagents.co.uk>