



113 Broadmead

113, Broadmead, Callington, Cornwall PL17 7DE



Callington Town Centre 0.4 miles - Liskeard
9.7 miles - Plymouth 15 miles

A 2 bedroom semi-detached bungalow with off road parking and a low maintenance gardens

- No Onward Chain
- Semi-Detached Bungalow
- 2 Bedrooms
- Low Maintenance Gardens
- Private Driveway
- Sitting Room
- Tenure: Freehold
- Council Tax Band: B

Guide Price £225,000

SITUATION

The property is located within a popular residential area on the outskirts of Callington, less than half a mile from the town centre which offers a comprehensive range of amenities including supermarkets, schools, doctors, veterinary surgeries. The town is well positioned within South East Cornwall with stretches of the South Cornish Coast within 20 miles. The former market town of Liskeard is approximately 10 miles away with access to the A38 trunk road and a main line railway station. The city of Plymouth is just around 15 miles south, where there is an excellent range of facilities including department stores, deep water marina and regular ferry services to northern France and Spain.

DESCRIPTION

A well proportioned 2 bedroom semi-detached bungalow in a residential area less than half a mile from the town. Understood to be constructed during the 1960's, the property is built of block construction under a tiled roof, with uPVC double glazed windows and doors. The property has a private driveway with parking for 2 vehicles, with low maintenance gardens and is now being offered for sale with no onward chain.

ACCOMMODATION

The property can be accessed via the front entrance porch directly adjoining the driveway and front garden. The entrance porch is an ideal space for coats and shoes, with an additional storage cupboard. The sitting room enjoys a view over the front garden, with further views across towards Callington Town and Saint Mary's Church. There is a gas fireplace in the centre of the room and access via the hallway to the kitchen. The kitchen is fitted with a range of base and wall mounted units, with space and plumbing for a dishwasher. There is an integrated electric hob, extractor fan, electric oven and a window overlooking the rear garden. Adjoining the kitchen is the dining room, formerly the garage which has a front and rear access, additional storage cupboards and a utility space, with space and plumbing for a washing machine.

There are 2 double bedrooms both serviced by the family shower room which has a contemporary suite including a walk in shower cubicle, WC and pedestal wash hand basin. Bedroom 1 has an adjoining conservatory, with sliding doors to the rear patio whilst bedroom 2 has an integrated storage cupboard housing the boiler.

OUTSIDE

The property is fronted by a raised garden mainly laid to gravel with a central, feature flower bed and bordered at the front by various shrubs. The rear is completely enclosed and relatively private, with a lower patio and steps to an additional raised patio with decked seating area. There is a raised flower bed at the rear along with an external tap and a garden storage shed. Both gardens have been designed to enjoy as low maintenance outside areas.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

SERVICES

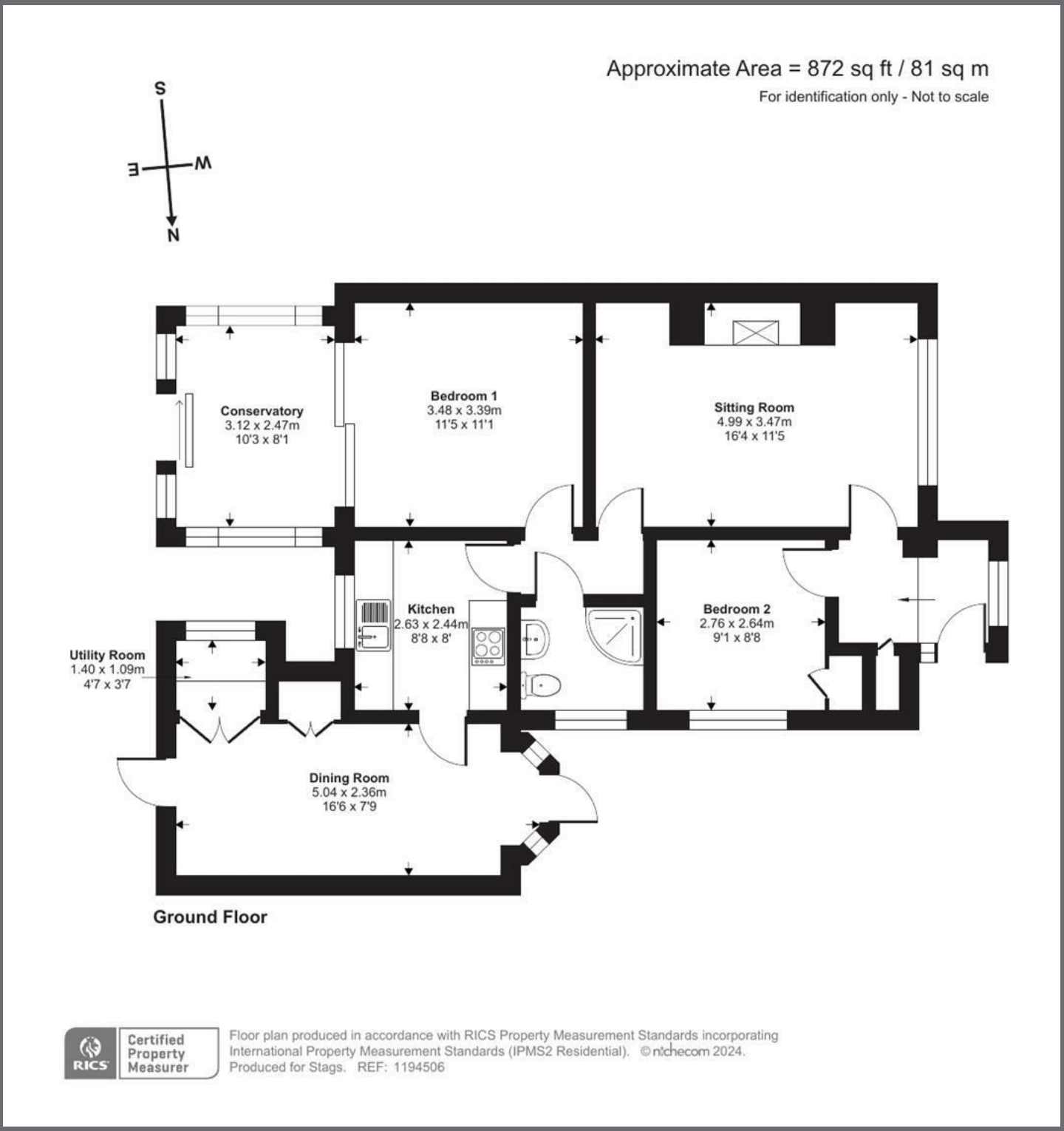
Mains electricity, water and drainage. Mains gas central heating and gas fireplace. Broadband availability: Ultrafast and standard ADSL. Mobile coverage: voice and data limited. (Information via Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

DIRECTIONS

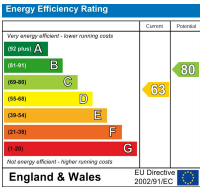
From the Launceston/Kelly Bray direction, proceed towards Callington town centre passing the community college on the left hand side. Proceed for approximately 250m past the college and turn right into Broadmead. Follow this road for approximately 250m again where the bungalow will be found on the right hand side, identified by a Stags for sale board.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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