



CALLINGTON

O.I.E.O. £205,000

Spacious 3 Bedroom End of Terrace Home with Garage

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: C (77)

**MILLER**  
TOWN & COUNTRY



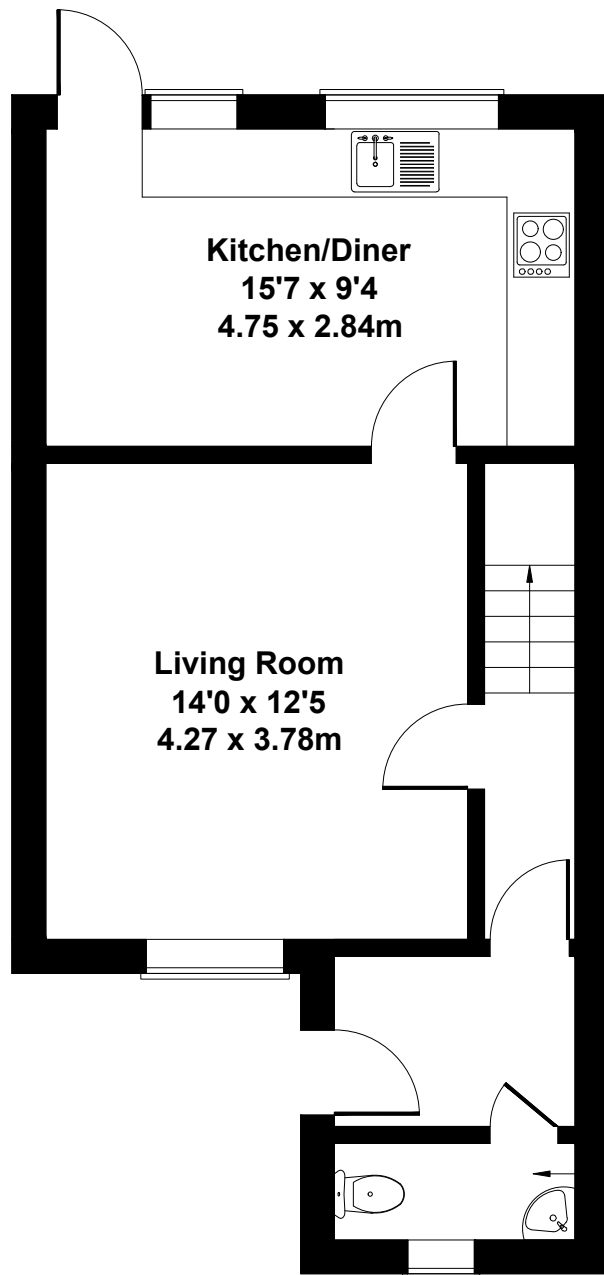
- » Walking Distance of all Amenities
- » Three Spacious Bedrooms
- » Modern Bathroom
- » Modern Kitchen/Diner
- » Downstairs WC
- » Secure, Easy Maintenance Rear Garden
- » Garage with Power & Light Connected
- » No Onward Chain

## The Property

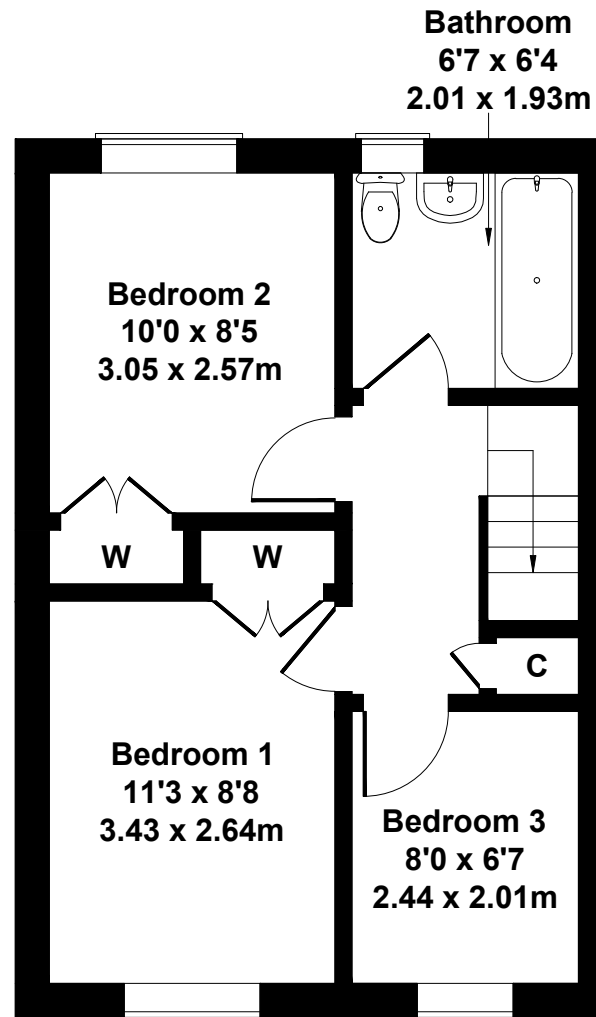
Situated in the heart of Callington, this three-bedroom end of terrace property provides spacious, light, and airy accommodation throughout with a private garden and garage at the rear. Downstairs is a large living room leading through to a modern kitchen/diner overlooking the rear garden, along with a downstairs WC. Upstairs are two spacious double bedrooms, both with built-in cupboards and a generous single room all serviced by a modern bathroom.

## Location

Callington is a former market town situated in east Cornwall and sits between Dartmoor and Bodmin Moor. The town has many local amenities including a health centre, primary and secondary schools, the Prim-Raf Theatre, a recreation ground and a supermarket. On Fore Street there is a Post Office and local shops, along with the historical Church of St Marys. Callington benefits from good transport links to the surrounding towns and villages by bus. There is a train station about five miles away in the town of Liskeard providing main line rail links through Plymouth onto London, Paddington.



**GROUND FLOOR**



**FIRST FLOOR**

**Accommodation**

**Ground Floor**

- WC 2'10" x 7'01"
- Living Room 12'05" x 14'00"
- Kitchen/Diner 9'04" x 15'07"

**First Floor**

- Bathroom 6'04" x 6'07"
- Bedroom 2 8'05" x 10'00"
- Bedroom 1 11'03" x 8'08"
- Bedroom 3 6'07" x 8'00"

**Outside**

- Garage 8'10" x 18'10"

Outside at the front is a walled gravelled space, perfect for pots. At the rear is a secure gravelled garden with side access gate, which leads to the large garage at the rear with plenty of storage above and power and light connected.

**Services:** Mains gas, electricity, water and sewerage.

**Council Tax Band:** C

**Tenure:** Freehold



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**VIEWING:**

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CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:  
These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
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