



Downgate | Callington | Cornwall



Town • Country • Coast



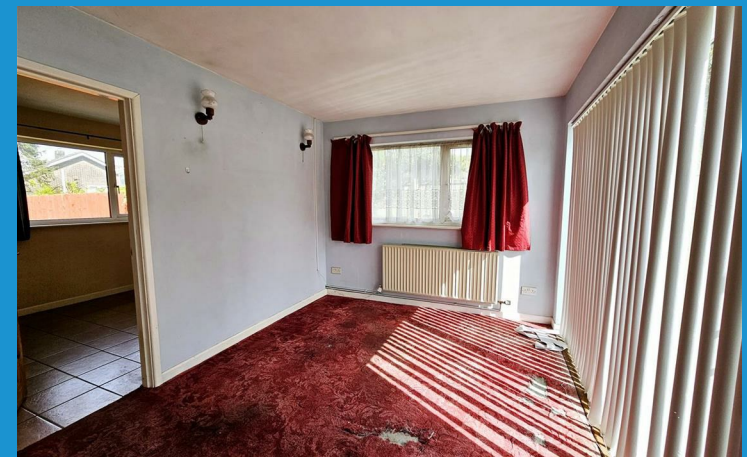


A 4 bedroom detached bungalow set in a popular village setting with off-road parking and a generous garden at the rear with far reaching views across to Stoke Climsland. The property is in need of updating and renovation but allows for a buyer to put their own stamp on the property.

The accommodation includes a porch which leads into the hallway, with a door into the living room and dining room which are open-plan with sliding doors at the front. There is a kitchen which is open to a breakfast area with a door to a rear porch and store area. There are 4 bedrooms with a bathroom and the property has double glazing and gas central heating.

The property is approached via the front driveway which has gravelled parking at the front and side with a lawned area. There is side access to the rear, where there is a generous garden with a gravelled area, garden shed and a lawned garden with a fenced border.





## Situation

Downgate is a sought after and attractive village in East Cornwall and offers a pleasant rural lifestyle with numerous country walks through the lanes and local woodland. The neighbouring village of Stoke Climsland offers a Primary School, Village Store and Social Club. The nearest town is Callington where there are supermarkets and a Secondary School and many people in the area commute to the City of Plymouth.

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### Entrance Porch

### Entrance Hallway

### Living Room

11'0" x 10'11" narrows to 9'5" (3.36m x 3.34m narrows to 2.88m)

### Dining Room

10'2" x 9'4" (3.12m x 2.86m)

### Breakfast Room

10'3" x 9'0" (3.13m x 2.76m)

### Rear Porch

5'8" x 5'4" (1.73m x 1.65m)

### Kitchen

9'0" x 8'11" (2.75m x 2.72m)

### Shower Room

6'0" x 6'0" (1.85m x 1.85m)

### Bedroom 1

6'9" x 6'8" (2.06m x 2.03m) to front of wardrobe

### Bedroom 2

9'3" x 9'0" max (2.82m x 2.76 max)

### Bedroom 3

9'3" x 9'3" max (2.82 x 2.82m max)

### Bedroom 4

10'0" x 10'0" (3.07m x 3.05m)

### Services

Mains Electricity, Gas & Water.

Private Drainage.

Gas Central Heating.

Council Tax Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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