



Amble Road  
Callington | Cornwall



Town • Country • Coast





A spacious 2 bedroom modern property set in a cul-de-sac setting with driveway parking at the side leading to a single garage and an enclosed garden at the rear. The property has no onward chain and may suit first time or investment buyers alike with a recent redecoration and new carpets.

The accommodation includes a living room with stairs to the first floor and a door into the kitchen and breakfast room. At the rear there is a garden room with a door to the rear garden and an additional door which leads into the integral garage. On the first floor there are the 2 bedrooms alongside the bathroom and the property is double glazed with mains gas central heating.

To the side of the property there is the parking and garage and to the rear is the garden which has a patio area and is enclosed via fencing and hedgerow. The property is offered for sale with no onward chain.





### Situation

A hotbed of history, Callington is located in the heart of some fine Cornish landscape. The town is situated in East Cornwall between Dartmoor to the East and Bodmin Moor to the West. Ideally situated at the intersection of the South-North A388 Saltash to Launceston Road and the East-West A390 Tavistock to Liskeard road the area offers great access. The town itself boasts individual and chain shopping outlets including Tesco Superstore. The town is surrounded by local villages and hamlets with a variety of primary schools feeding into the highly regarded Callington Community College. Access-Road - The A30 from Launceston and the A38 from Plymouth provides easy access to Exeter and the M5. Rail - Regular intercity services operate from Exeter and Plymouth to London. Sea - Ferry services operate from Plymouth to northern France and northern Spain. Air - Exeter International Airport provides flights to the Isles of Scilly, Channel Islands, Ireland, Scotland and a number of continental destinations. Bristol International Airport offers flights to numerous European destinations. Newquay Airport offers flights to numerous destinations including London Gatwick. Penzance Airport provides flights to the Isles of Scilly. Did you know? Callington has been postulated as one of the possible locations of the ancient site of Celliwig, associated with King Arthur.

### Directions

The postcode for the property is PL17 7QE. From the town centre proceed along Tavistock Road passing through the traffic lights. Turn right into Guipavas Road and follow the road along where you will see the turning into Amble Road on your left hand side. Follow the road into the cul-de-sac and the property can be found in the right hand side corner.

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**Living Room**  
13'11" x 13'1" (4.25m x 4.0m )

**Kitchen / Breakfast Room**  
13'10" x 7'4" (4.22m x 2.25m )

**Garden Room**  
12'11" x 6'11" (3.95m x 2.11m )

**Integral Garage**  
16'0" x 8'5" (4.88m x 2.57m )

**First Floor**

**Bedroom 1**  
11'7" x 10'5" (3.54m x 3.18m )

**Bedroom 2**  
9'1" x 6'9" (2.77m x 2.08m )

**Bathroom**  
6'6" x 5'10" (2.00m x 1.78m )

**Services**

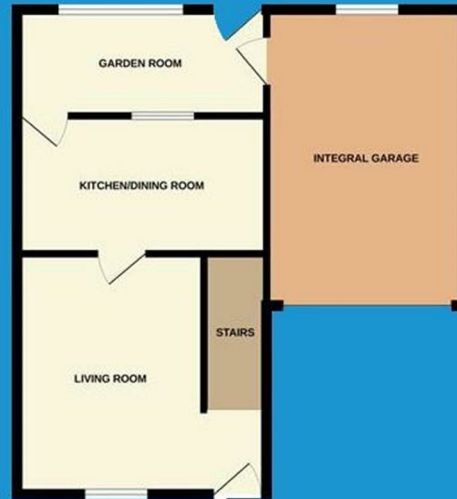
Mains electricity, water, gas and drainage.

Mains gas central heating.

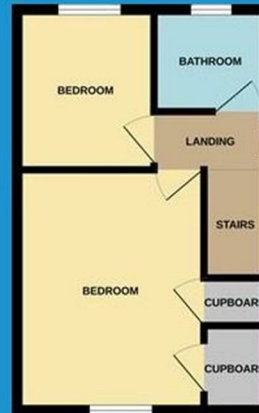
Council Tax Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



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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