



Town • Country • Coast



Kelly Bray, Callington

Price Guide £340,000



Kelly Bray, Callington

Peacefully tucked away within a quiet cul-de-sac in Kelly Bray, we are delighted to offer this spacious, detached bungalow to the market.

The property benefits from a private and enclosed rear garden complimented with a mixture of seating areas that catch the sunshine across all hours, as well as a driveway and garage.

Internally accommodation is generous throughout and well configured to make the most of its brilliant position.

Entering the bungalow from the front, you are greeted by an entrance hall providing access to all accommodation. The well presented kitchen sits to the right hand side providing ample storage with base units as well as offering side access to the property.

A large open plan living/ dining room sits to the rear and leads to the conservatory. This space offers flexibility with configuration but is a great space to dine and host.

The master bedroom is a large room and offers potential to have an en-suite, with what is currently a study sitting just beyond, the plumbing remains capped off in a cupboard for conversion if desired. The master bedroom also boasts built in wardrobes and ample space for furniture as well as access to the conservatory too.

The family bathroom offers a bath with shower over, wash hand basin and low level flush WC.

Bedroom Two and three are also good sized double bedrooms and provide ample space for furniture and storage.

The conservatory sits to the rear of the bungalow and is a generous size, a great addition to lead to the garden. Immediately greeted by a decked area there is a large lawn to accompany.

Externally to the front sits a large driveway with parking for multiple vehicles and a large detached garage.





Hallway

Kitchen

12'04 x 11'04 (3.76m x 3.45m)

Lounge/Diner

living area 80'22 x 13'08 dining area 11'02 x 10'0
(living area 24.38m x 4.17m dining area 3.40m x 3.2)

Conservatory

19'01 x 9'03 (5.82m x 2.82m)

Bedroom 1

17'01 x 11'02 (5.21m x 3.40m)

Bedroom 2

13'04 x 9'10 (narrowing to 7'05) (4.06m x 3.00m
(narrowing to 2.26m))

Bedroom 3

16'09 x 7'04 (5.11m x 2.24m)

Study

7'04 (max) x 7'03 (max) (2.24m (max) x 2.21m (max))

Bathroom

EPC

E/42

Tenure

Freehold

Services

TBC

Council Tax Band

E

Situation

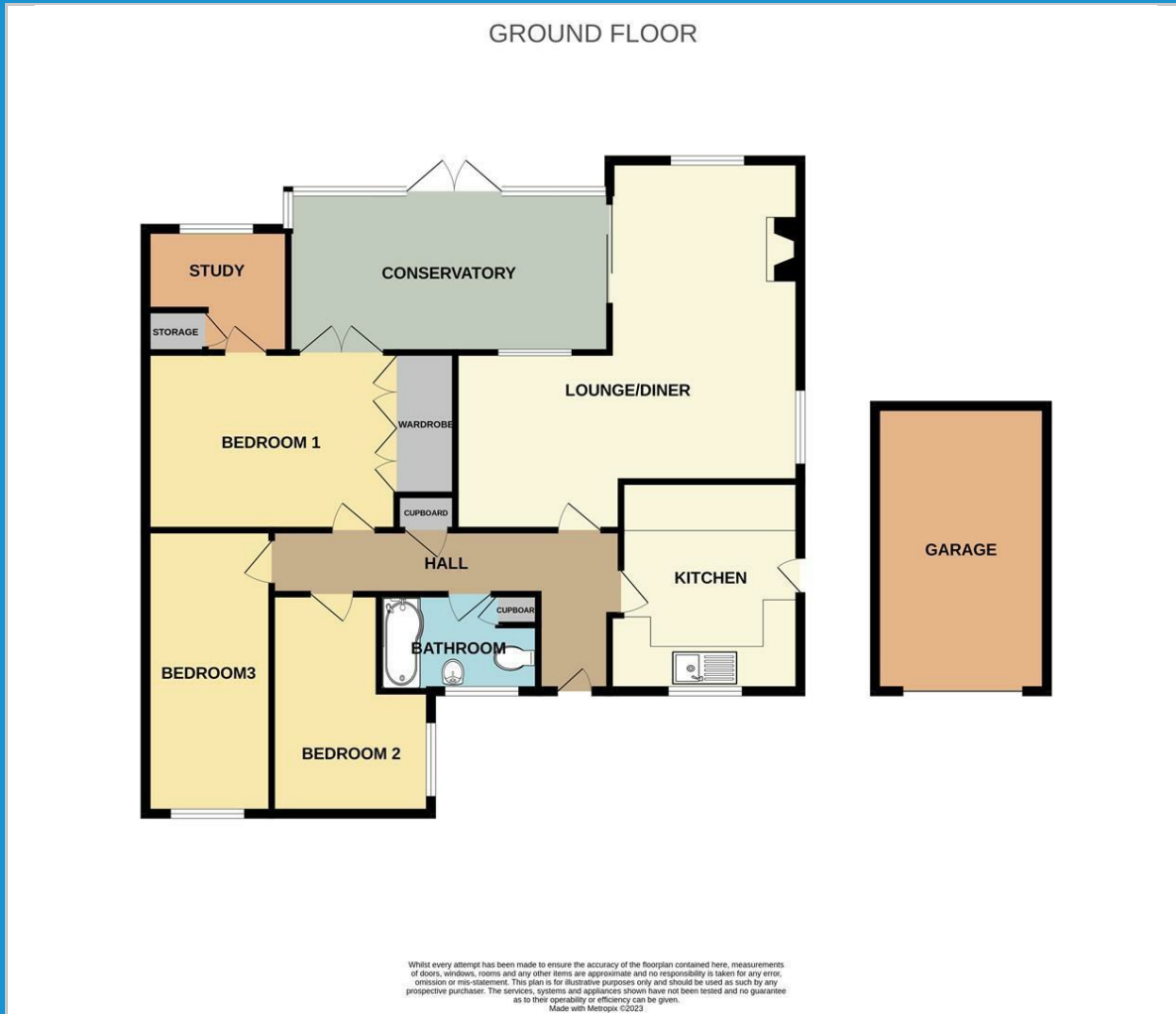
Kelly Bray is on the outskirts of Callington Town, amenities include public house, bus stop, post office and general store, more comprehensively amenities can be found in Callington. Callington town is located on the A388 between Saltash and Launceston and served with local amenities ranging from shops, public houses, places of worship. Callington has a bus link to Plymouth where there is a mainline railway station.

Directions

From Tavistock take the A390 passing through Gunnislake. Just before Kit Hill turn right towards Kelly Bray. Upon reaching the village turn right just before The Old Bakery which too will sit on your right hand side down Waterloo Lane, follow for approx. 100 yards where the property is found on your right hand side.



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

