



Lady Beam Court, Kelly Bray, Callington
£299,950

A modern, 3-Bedroom Stone fronted property in a popular area | Freehold



CHAPPLE PROPERTY
MANAGEMENT

A truly independent, family run business

- Freehold
- Detached
- No onward chain
- Flexible Accommodation
- Driveway and Garage
- Downstairs WC
- Popular Development

The property is local to facilities of a small post office/shop, public house, bus stop and various local facilities on a small industrial estate. Callington town is approximately a mile away with the usual range of facilities, primary and secondary schooling with sports including town cricket and bowls club with golf at St Mellion, some 3 miles from the town.

Entrance Hallway 8'7" (longest side) x 6'6" (2.63m x 2.02m)

Fully carpeted flooring, stairs rising to the first floor, white panelled doors to lounge, dining room and kitchen area. Smooth ceiling with coving, wall mounted radiator, small area under the stairs for possible storage. Open archway through door leads to the kitchen and WC

WC 3'2" x 6'1" (0.95m x 1.86m)

Close coupled WC, pedestal wash hand basin with built-in cupboards, uPVC semi obscure double-glazed window to the rear aspect, radiator, flooring, smooth ceiling with coving and carpeted.

Kitchen 9' 5" x 7' 2" (2.9m x 2.17m)

Comprising a range of base and wall-mounted units, complementary roll-edged work surfaces, tiled splashbacks, space for upright fridge/freezer, and plumbing for washing machine and dishwasher. Wall-mounted gas-fired combination central heating boiler inside cupboard spacing. Inset composite sink and drainer with mixer tap. Integrated electric oven and grill with electric hob and extractor hood over. Smooth ceiling with coving, uPVC double-glazed window.

Dining Room (9' 5" x 8' 4" (2.9m x 2.57m)

uPVC double glazed French style doors giving access out and overlooking the rear garden, smooth ceiling with coving, radiator, and vinyl flooring.

Living Room 10' 9" x 16' 0" (3.07m x 4.87m)

uPVC double-glazed window to the front aspect, a second bay style window to the roadside aspect, an electric fire with wooden surround as a main wall feature, sockets and main TV socket smooth ceiling with coving, two separate radiators, lighting switch, and carpeting.

First Floor Landing 8'10" x 4'5" (2.73m x 1.38m)

White panelled doors to four bedrooms and bathroom. Hatch to loft space, smooth ceiling with coving.

Bathroom 5'7" x 6'7" (1.71m x 2.05m)

Panelled bath with bath mounted mixer shower over, tiled surrounds, pedestal wash hand basin and built-in units, close coupled WC, smooth ceiling, tiled splashbacks, electric shave point, uPVC semi-obscure double glazed window to the rear side of property and vinyl flooring.

Bedroom One 12' 9" x 8' 9" (3.95m x 2.69m)

uPVC double glazed window to the front aspect, sockets and TV point, smooth ceiling with coving, radiator, carpeted flooring, and door to ...

En Suite 6' 9" x 4'1" (2.05m x 1.61m)

Containing a shower, wash hand basin with tiled splashback, low-level WC, electric shaving socket, smooth ceiling with coving and inset spotlighting, extractor fan and vinyl flooring.

Bedroom Two 10' 11" x 10'1" (3.35m x 3.1m)

uPVC double-glazed windows, two built-in cupboard spaces, one housing the main water tank system and the second is a wardrobe/storage space, smooth ceiling with coving, radiator and carpeted.

Bedroom Three 6'9" x 7' 1" (2.07m x 2.16m)

uPVC double-glazed window, smooth ceiling with coving, radiator and carpeted.

Garage

uPVC double-glazed courtesy door, light and power connected, metal up and over door.

Outside

The property, has an enclosed garden at the rear, part lawn and part paved with a hand gate opening to the adjoining parking area in front of the garage. The raised patio element from the rear of the property slopes down into a pathway that also leads to the garage side entrance.

Agents Notes

Services - Mains electricity, mains water, mains gas, mains drainage.

Tenure - Freehold.

Council Tax Band - D

Current EPC - C

Local Authority - Cornwall Council.

Directions

Locate Kelly Bray which is a mile north of Callington on the A388 road and from there proceed along Station Road which is the B3257 road running around the north side of Kit Hill. Proceed for approximately 300 yards turning left into Lady Beam Court where the property will be found on the left-hand side of the road.

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

