Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

Le Willows

Bray Shop, Callington, PL17 8PZ

Offers Over £200,000

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Located in the quaint village of Bray Shop is this detached bungalow in need of modernisation. The accommodation comprises covered entrance porch, kitchen, lounge, inner hallway, 2 bedrooms, shower room & utility room. There is integral access to the garage. There is off-road parking on the tarmac drive for a couple of vehicles to the fore of the property. There is a front & enclosed rear garden. No onward chain.

BRAY SHOP, CALLINGTON, PL17 8PZ

ACCOMMODATION
Entrance via a uPVC double-glazed door which opens into a covered porch.

COVERED PORCH 13'7" x 2'11" (4.16 x 0.9)
Door opens to the kitchen & inner hallway. Entrance into the garage.

KITCHEN 10'5" x 8'6" (3.18 x 2.6)
Matching base & wall mounted units with space for a cooker. Roll edge laminate work surfaces have inset stainless steel single drainer with a mixer tap. uPVC double-glazed window to the front. Door opens to the lounge.

LOUNGE 17'1" x 11'11" (5.22 x 3.64)
uPVC double-glazed window to the front. Door opens to the hallway.

HALLWAY
L-shaped hallway with doors leading to the bedrooms, shower room, storage cupboard & inner hall.

BEDROOM ONE 15'3" x 11'10" (4.66 x 3.63)
uPVC double-glazed window to the rear.

BEDROOM TWO 11'11" x 8'1" plus door access (3.65 x 2.47 plus door access)
uPVC double-glazed window to the rear. Door to the cupboard.

SHOWER ROOM 6'6" x 6'4" (2 x 1.95)
Matching suite of close couple wc, pedestal wash hand basin & shower cubical with fitted shower. Obscured uPVC double-glazed window to the rear.

INNER HALLWAY
Door opens to the rear garden, covered porch area & utility.

UTILITY 7'2" narrowing to 3'7" x 11'4" (2.2 narrowing to 1.11 x 3.46)
Plumbing for a washing machine. Space for a tumble dryer. Floor mounted oil central heating boiler.

GARAGE 15'5" x 7'9" maximum (4.7 x 2.38 maximum)

OUTSIDE
The property is approached via a twin wrought iron gate which opens to a tarmac driveway allowing off-road parking for up to 2 vehicles.

GARDEN
To the rear an enclosed garden which consists of a paved patio seating area. A path leads down to the rear boundary where there stands the oil tank.

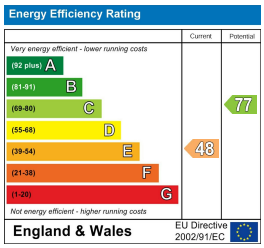
COUNCIL TAX
Cornwall
Council Tax Band: C

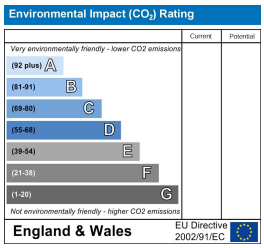
SERVICES PLYMOUTH
The property is connected to the following services: electricity, water, oil central heating and has a septic tank.

Area Map

Floor Plans

Energy Efficiency Graph





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