



Parsons Green
Kelly Bray, Callington

Guide Price £285,000



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This well presented, two bedroom detached bungalow sits in a quiet cul-de-sac in the popular village of Kelly Bray, boasting a detached garage, parking for 2 cars, large reception room with fantastic views across to Kit Hill and a very generous conservatory and enclosed rear garden. Conveniently located just a few miles from the town of Callington and the amenities on offer.

A pretty front garden with patio for sitting and enjoying the view across the countryside creates a welcoming entrance to the property.

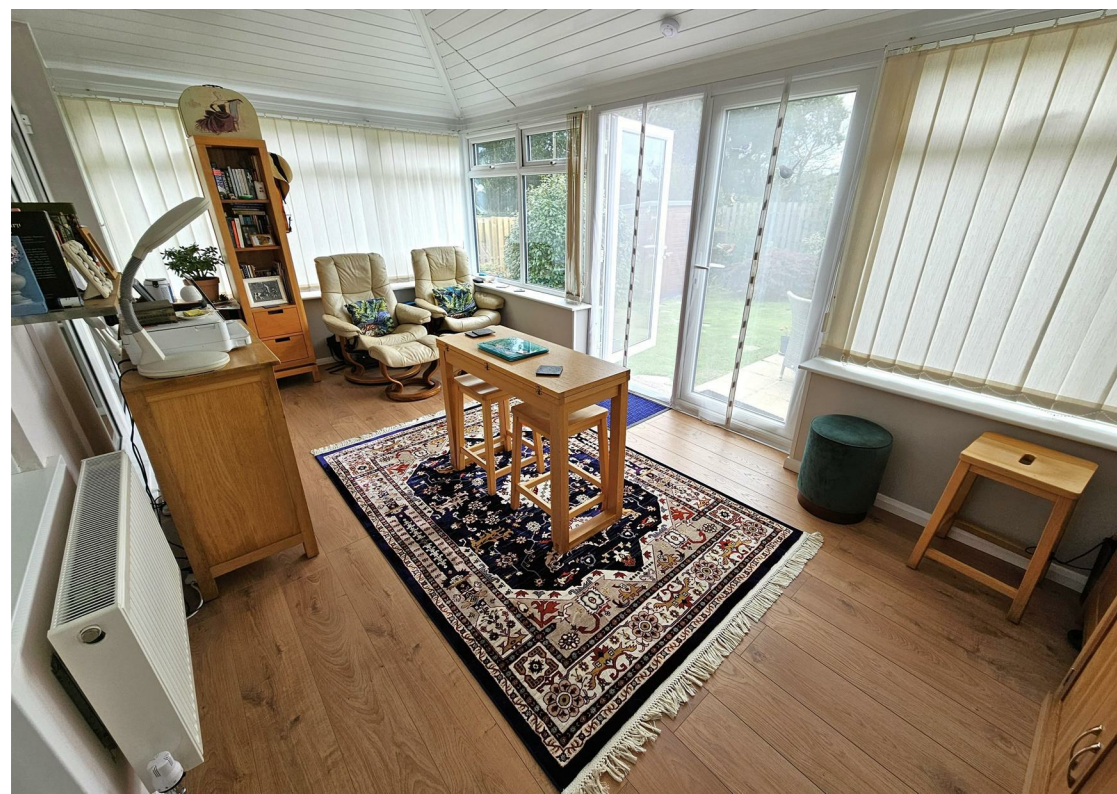
Inside, the good sized living room offers space for plenty of furniture and an area for a dining table. A large picture window provides an abundance of natural light as well as amazing views of Kit Hill.

The kitchen has been recently fitted by the current vendors, including a good amount of wall and base units, integrated oven, microwave, dishwasher and gas hob.

There are two double bedrooms, both with doors providing access to the generous conservatory - an ideal place to sit and relax all year round.

Outside, the garden is mostly level and laid to lawn bordered with pretty planting with a patio area perfect for alfresco dining. Two sheds and a greenhouse provide storage space for keen gardeners. Access is available down both sides of the house to the front.

The detached garage can be accessed by a door from the garden and a door to the front and provides plumbing for a washing machine.





Entrance Hallway

Living Room

20'11"(max) x 12'4" (max) narrowing to 8'2" (6.40(max) x 3.78 (max) narrowing to 2.50)

Kitchen

10'5" x 8'4" (3.18 x 2.54)

Shower Room

Bedroom 1

10'10" x 10'4" plus wardrobe (3.30 x 3.15 plus wardrobe)

Bedroom 2

10'8" x 8'4" (3.25 x 2.54)

Boiler Cupboard

Conservatory

17'10" x 9'4" (5.44 x 2.84)

Garage

17'0" x 8'7" (5.18 x 2.62)

Tenure

Freehold

Services

Mains electricity, gas, water and drainage.

EPC

C/70

Council Tax Band

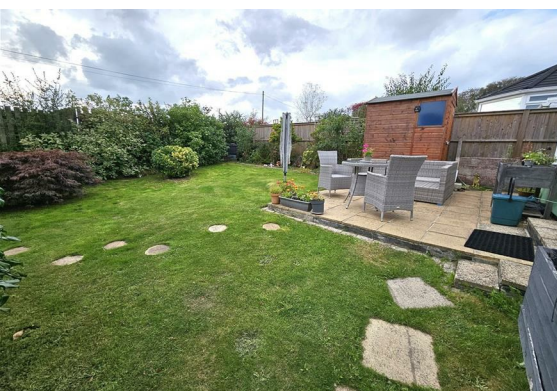
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Situation

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, head out on the A390 towards Callington. Pass through St Ann's Chapel and out of the village, turning right onto the B3257 towards Kelly Bray. Continue along this road until you reach Kelly Bray and reach a T-junction. Turn right and then immediately right again at The Swingletree pub. Take the next left into Parsons Green and the property can be found a short distance up on the left.



Floor Plan



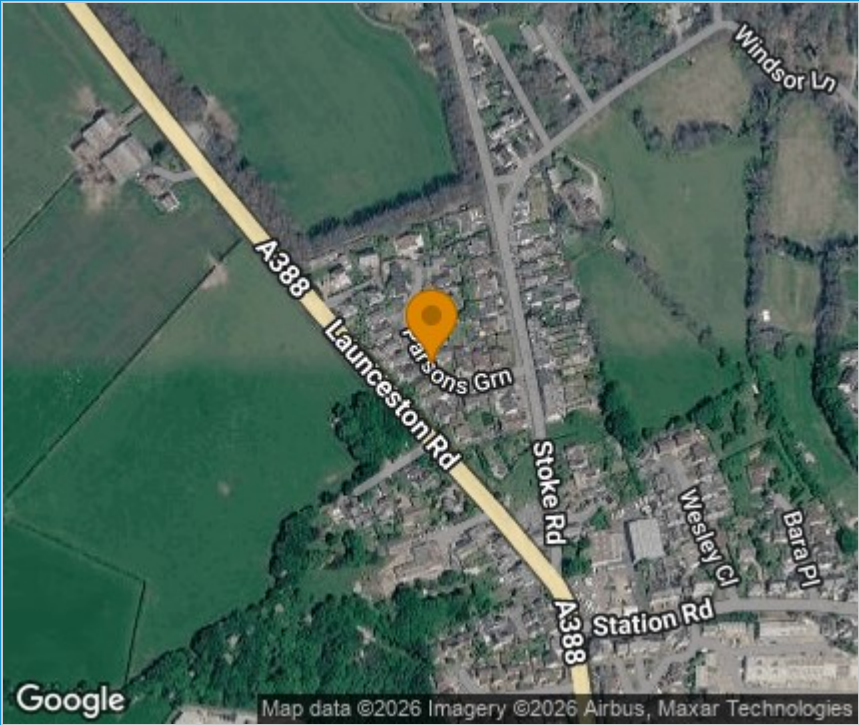
Viewing

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.

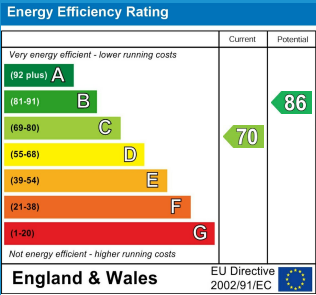
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Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.