



27 Harris Close,
Callington,
PL17 8QT
£97,950



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this two bedroom flat located in the popular area of Kelly Bray close to the town of Callington with its primary and secondary school, doctors surgery, local eateries, amenities and main bus routes. The property offers a hallway, two bedrooms, lounge, kitchen, bathroom, gas central heating, double glazed windows.

The property will be vacant from mid-July 2021

INTERCOM SYSTEM DOOR/COMMUNAL HALLWAY

The property can be approached via an intercom system door, leading into a communal hallway with stairs to first floor where this property is located. To the outside of the property, in the hallway is the electric meter

ENTRANCE HALL

From the communal hall, wooden door offers access to the Entrance Hall with radiator and courtesy light

HALLWAY

From the Entrance Hall, wooden door offers access to the Hallway. Storage cupboard, boiler cupboard with additional storage, intercom phone, smoke alarm





LOUNGE

13' 11" x 10' 10" (4.24m x 3.3m) From the hallway, door offers access to the lounge. UPVC double glazed square bay window, radiator, TV aerial connection point

KITCHEN

9' 1" x 5' 3" (2.77m x 1.6m) From the lounge, archway offers access to the kitchen. Roll edge work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, tiled splashbacks, built in electric oven with inset gas hob, cooker hood with fan and light over, single drainer, single bowl sink with mixer tap



BEDROOM ONE

10' 1" x 7' 2" (3.07m x 2.18m) UPVC double glazed window, radiator with thermostat control

BEDROOM TWO

8' 7" x 6' 9" (2.62m x 2.06m) UPVC double glazed window, good sized single bedroom, radiator, telephone point

BATHROOM

6' 9" x 5' 11" (2.06m x 1.8m) UPVC double glazed obscure window, matching suite comprising of panel enclosed bath with electric shower controls over, glass shower screen, low level WC, pedestal wash basin, medicine cabinet with shaver socket and fluorescent light, extractor fan, radiator



ALLOCATED PARKING SPACE FOR ONE VEHICLE

Lease is 999 years commencing from 2003

Annual charges are £912 including buildings insurance maintenance/service charges and management fee

Please note this property is currently under a short-hold tenancy agreement, however it will be vacant from mid-July 2021





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	81
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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