



Harris Close Kelly Bray

Asking Price £185,000

- TUCKED AWAY
- 3 BEDROOMS
- OPEN PLAN LIVING
- MODERN KITCHEN/DINER
- NO ONWARD CHAIN
- POTENTIAL RENTAL INCOME OF £900PCM
- RENTAL YIELD OF 4.9%
- IDEAL FIRST TIME BUY
- GARDENS & 2 OFF ROAD PARKING SPACES



Tenure - Freehold

Council Tax Band - B

Floor Area - 688.89 sq ft



DESCRIPTION

Nestled within Harris Close in Callington, this end-of-terrace family home offers three bedrooms and open plan living. The accommodation, which is mains gas centrally heated and double glazed, in brief comprises; Entrance porch, cloakroom, generous lounge opening into a kitchen/diner with modern fitted kitchen and patio doors to the rear gardens. On the first floor are 3 bedrooms and a family bathroom. Brick paved driveway and further allocated parking bay, with a gate into the rear gardens which are laid to lawn and a small patio. With extensive rural views from the rear, this home is an ideal choice for first-time buyers or as an investment opportunity with promising rental potential. Early viewing is strongly advised to fully appreciate the potential of this property with no onward chain.

LOCATION

Kelly Bray is located on the fringes of Callington, which offers a range of facilities including schools for all ages, supermarkets and a range of local shops, together with popular public houses including The Swingletree Inn at Kelly Bray itself. Within a short drive is Kit Hill, a countryside park with spectacular views across Plymouth to the south east and Bodmin moor to the north. The renowned Duchy College is also located at Stoke Climsland and offers a range of courses from agriculture to outdoor pursuits where students can study for a diploma, apprenticeship or a degree in a subject they enjoy. Callington caters for most other day to day needs with a senior school, medical centre, library and a varied range of shops. The ancient and former market town of Launceston (former capital of Cornwall) is only 9.7 miles and offers direct access to the A30 dual carriageway which provides good links to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction. The continental ferry port and the city of Plymouth is within 16 miles.

THE ACCOMMODATION

(all measurements are approximate)

Access to the property is gained through a pathway that leads to a double-glazed front door, providing entry into:

ENTRANCE HALL:

A wall-mounted fuse box with trip switches. Radiator. Coved ceiling. Shelving. Doors leading to the ground floor cloakroom and lounge.

CLOAKROOM:

uPVC double-glazed window to front. The space includes low-level WC, wash hand basin with splashback tiling. Coved ceiling. Radiator.

LOUNGE:

14'7" x 12'7" (4.45m x 3.84m)

uPVC double glazed window to front. Stairwell leading to the first floor. Radiator. Large opening to:

KITCHEN/DINING ROOM:

8'5" x 14'5" (2.57m x 4.4m)

Dining Area: Large double-glazed patio doors at the rear provide direct access to the garden. Radiator.

Kitchen Area: uPVC double-glazed window to rear. Contemporary wall and base units featuring a roll-edged work surface, accompanied by a four-ring gas hob with an electric oven underneath and an extractor hood above. Additionally, there's a stainless steel sink, designated space for a washing machine and fridge freezer.

FIRST FLOOR LANDING:

Doors provide access to all first-floor rooms. Access to insulated loft.

BEDROOM ONE:

11'3" x 8'7" (3.43m x 2.64m)

uPVC double-glazed window to the front, complemented by a spacious double built-in wardrobe. Radiator.

BEDROOM TWO:

9'10" x 8'7" (3.02m x 2.64m)

uPVC double glazed window to side. Radiator.



BEDROOM THREE:

8'2" x 5'6" (2.5m x 1.7m)

uPVC double glazed window to front. Over stairs storage.

FAMILY BATHROOM:

uPVC double-glazed window to the rear. A panelled bath with an electric shower overhead and shower screen, pedestal wash hand basin, and low-level WC. Radiator. Tiling to water sensitive areas.

OUTSIDE

FRONT:

At the front, there's a small lawn area accompanied by a pathway leading to the front door. Along the side, there's a block-paved parking area bordered by fencing, with a gate providing access to:

REAR:

A generously sized area predominantly laid to lawn and patio, bordered by fencing.

LOCAL AUTHORITY

Cornwall Council. Council Tax band B - As verified by a valuation website.

SERVICES:

Mains drainage, electricity, gas and water.

ATTENTION INVESTORS

Our Lettings Department have confirmed that the approximate rental value is in the region of £900pcm which would equate to a yield of 4.9%. Contact us to speak to our Lettings Department about the professional services we can offer tailored to your requirements.



Directions To Property

Sat Nav: PL17 9QT What3Words:
///robot.adjuster.banana

Contact Us

Millerson Estate Agents
6a High Street
Launceston
Cornwall
PL15 8ER
E: launceston@millerson.com
T: 01566 776055
www.millerson.com

Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	
England & Wales		EU Directive 2002/91/EC	