



Bal Road, Callington, Cornwall

Asking Price: £390,000







An exceptionally well presented, four-bedroom executive home located within the popular Meadowbrook development on the outskirts of Callington. This property benefits from spectacular views across open countryside, a separate garage and a level garden. Newly completed in 2025, this property offers a further 9 years NHBC warranty and is available CHAIN FREE.

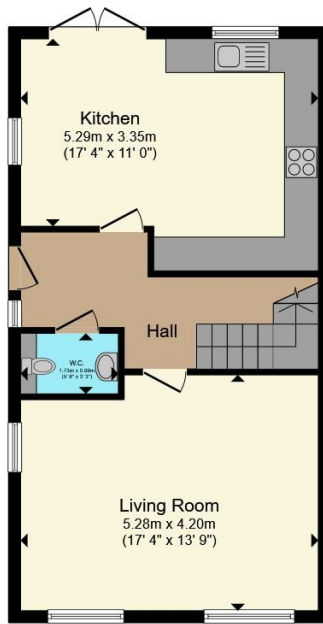
Entering the property into a spacious central hall with separate downstairs cloakroom. The dual aspect living room is a good size, and the large windows make the most of the South-westerly views across the rolling hills of Cornwall. The well-appointed kitchen/diner includes double ovens, integrated appliances and French doors that open onto the rear garden.

A wide staircase rises you to the first floor where you find three bedrooms and the main bathroom. The second and fourth bedroom overlook the front of the property and again, enjoy lovely views. The third bedroom overlooks the rear garden. The main bathroom is a good size a shower over bath. Off the landing is a generous airing cupboard which offers excellent additional storage. A door opens into the staircase which rises you to the principal suite on the second floor. This room has a large walk-in cupboard, an en-suite with a generous shower cubicle and a Juliette balcony making the most of the breathtaking views.

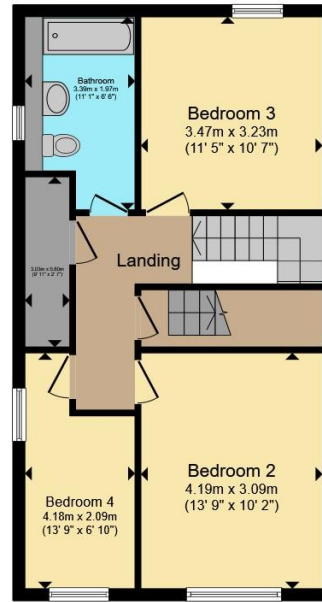


At the front of the property is a communal green beside a parking area which houses one of the properties allocated spaces. A path leads you up to the house and the front door is to the side of the property up some steps. The rear garden is mostly laid to lawn and is level. A small patio area is accessed directly from the kitchen with a path leading to the end of the garden and steps to the garage. The current vendors have also created a gravelled area with a hot tub that is a lovely addition to the property. The good-sized garage is separate from the house; a further allocated parking space sits at front of the garage and further parking is available within the development.

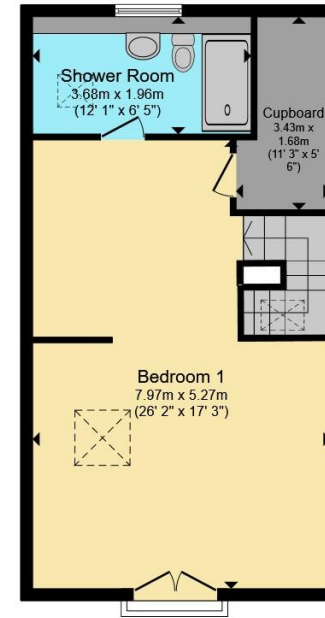
The house is supplied by all mains services, is warmed by gas-fired central heating, and enjoys uPVC double glazing throughout. The property also benefits from a further 9 years NHBC warranty for peace of mind. This beautifully maintained and well specified property is a fantastic property and really needs to be seen to appreciate the quality, outlook, and general feel.



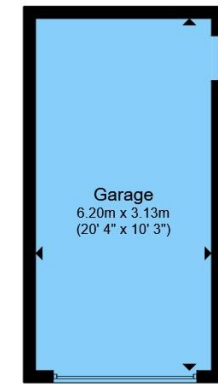
Ground Floor



First Floor



Second Floor



Garage

Total floor area 180.7 m² (1,946 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Council Tax Band: **E**

Tenure: **Freehold**

Service Charge: **£300**

Viewing by appointment

T: 01822 616121

E: tavistock@fulfords.co.uk

31 Brook Street, Tavistock, PL19 0HE

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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