Hazelwood Road

Callington, Cornwall, PL17 7EU

Guide Price £130,000

Bradleys ESTATE AGENTS

BEST ESTATE AGENT GUIDE AWARDS 2025 BEST SALES LARGE AWARDED FOR MARKETING | SERVICE | RESULTS

Description

This semi-detached house would make an ideal first time buy or buy to let with accommodation comprising of hallway, lounge/diner, kitchen, two bedrooms and a bathroom. Sealed unit double glazing and gas central heating. No chain.

Location

The property is located in Callington on Hazelwood Road which is within walking distance of the Tesco's store and town centre which caters for most day to day needs with its range of shops, health centre and regular bus service to Plymouth. The City of Plymouth is the main retailing centre for the area and lies approximately fourteen miles away and boasts a wide range of shopping, schooling, business and leisure facilities to include the Drake Circus shopping complex, train links to London (Paddington) and a cross channel ferry service.

Directions

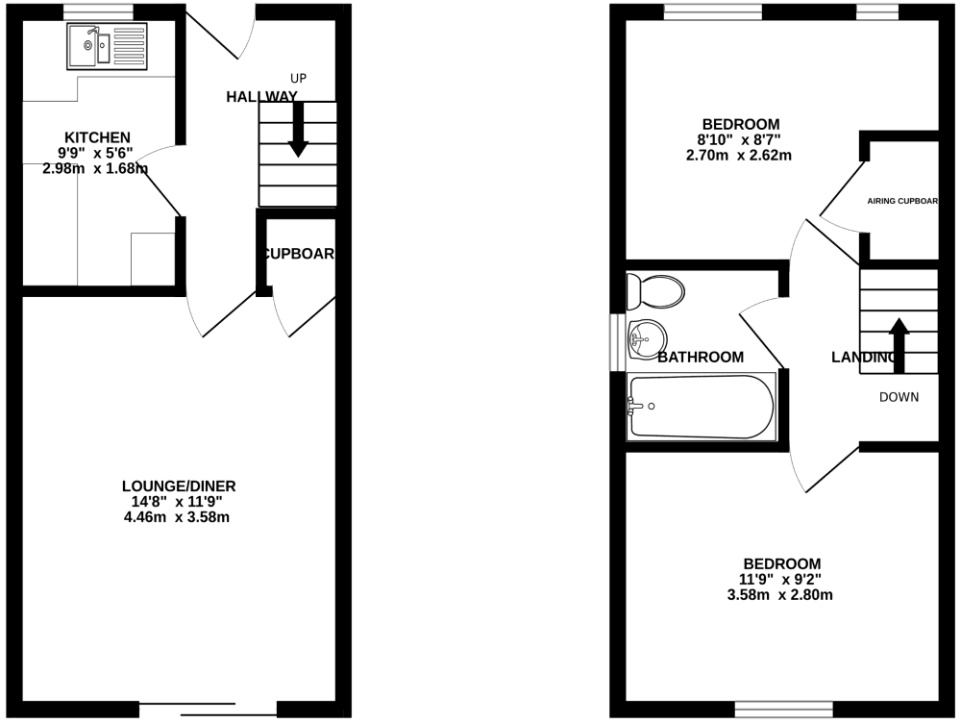
What3words: ///parkland.attend.magnetic

Material Information

- EPC Rating: C
- Tenure : Freehold
- Council Tax: Band C with Cornwall County Council
- Mains: Water, gas, electric and drainage
- Heating: Gas central heating
- Parking: On street parking
- Metalliferous Mine Search Required. This does not mean there is definitely a mining threat to your property; however, MineScanner® has identified a threat somewhere within a 2000m radius & that a Mining Search report is needed to discount or clarify any further risks
- We are currently awaiting details on any title restrictions, covenants, easements or rights of way from the seller's conveyancer.
- This property is currently leasehold as it is a shared ownership property. However, the Freehold will be sold by LiveWest simultaneously, so that the buyer will register the Freehold interest only on completion and the lease will be closed.

GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.

1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.
Made with Metropix ©2026

Property Fact Sheet Ref:
SAL240115.01 (17.06.26) LR

Bradleys Estate Agents
4a Regal House, Fore Street, Saltash, Cornwall, PL12 6JR Tel. **01752 845488**
Email. **saltash@beagroup.co.uk**

IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.