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55 Fore Street, Callington, Cornwall PL17 7AQ

*GUIDE PRICE £90,000+



A mixed residential and commercial end terrace property set in Callington.

DESCRIPTION

A vacant end terrace property set over four storeys. The entrance level features a self-contained commercial unit with two office rooms, cloakroom facilities and a drinks making area. The basement rooms and maisonette are accessed separately from the rear of the property via a walled courtyard area. The residential maisonette offers generous accommodation including two bedrooms, lounge, separate kitchen and a shower room.

LOCATION

Situated within the town centre this property benefits from being in very close proximity to facilities such as shops, bus stops, primary and secondary schools, public houses and

a doctors surgery. The nearby towns of Tavistock, Launceston, Liskeard and Saltash are all within approximately 10 miles.

ACCOMMODATION

Ground Floor Entry from the main street into the office space which benefits from two office rooms, WC and drinks making area.

Basement Access from the rear of the building into a porch area, which leads to two useful rooms with natural light, drinks making facilities and a WC.

First and Second Floor Maisonette Via the external stairs from the rear to a hallway, which leads to a generous sized lounge, separate kitchen and shower room. A staircase leads to the second floor landing and two bedrooms.

Outside Rear walled courtyard area with a wooden gated access.

EPC

Energy Efficiency Rating - Non Domestic D

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by appointment only with Fulfords Tavistock 01822 616121. General enquiries Countrywide Property Auctions 01395 275691.

