



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Wickham Cottage  
Calstock  
PL18 9QE

**Asking Price £160,000**



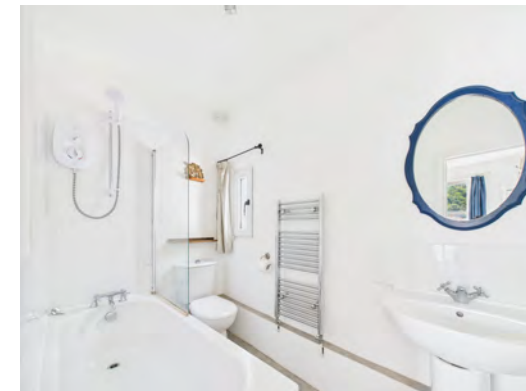
Changing Lifestyles

01822 600700  
Tavistock@bopproperty.com

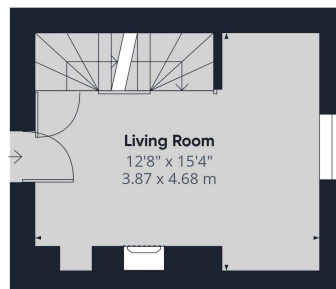
A beautifully presented and deceptively spacious one-bedroom character cottage, set over three floors and brimming with charm. Recently upgraded by the current owners, the property has undergone thoughtful improvements including replumbing, partial rewiring, a new kitchen installation, and the addition of electric underfloor heating in the kitchen, creating a warm, inviting home ready for immediate enjoyment.

Tucked away in a peaceful yet central position in the heart of the highly sought-after Cornish riverside village of Calstock, this slate-hung cottage offers far-reaching views over the village rooftops towards the River Tamar and the rolling countryside beyond. It's ideally placed within easy walking distance of local amenities and the village train station, which provides a convenient 35-minute link to the city of Plymouth.

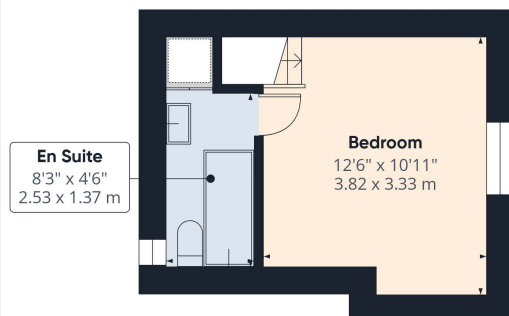
Set within the Tamar Valley, a designated Area of Outstanding Natural Beauty, the property presents an ideal opportunity for first-time buyers, investors, or those seeking a charming holiday retreat in a picturesque and vibrant community.



Floor 0



Floor 1



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.