

SCOTT
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

1 THE LAURELS, ST. ANNS CHAPEL, GUNNISLAKE, PL18 9PJ

PRICE GUIDE £165,000





Spacious and south facing ground floor apartment on a small and exclusive development, set within pretty communal gardens and with fabulous views over the Tamar Valley. About 1152 sq ft, 22' Sitting Room, 22' Kitchen/Dining Room, 2 Double Bedrooms (Both Ensuite), Allocated Parking and Storage Area.

TAVISTOCK 6 MILES, SALTASH 12 MILES, CALSTOCK 3 MILES, PLYMOUTH 17 MILES



LOCATION

The Laurels is a small and exclusive development with a fine south aspect and quietly situated on the edge of the scattered village of St Anns Chapel.

The nearby riverside villages of Calstock and Gunnislake both provide for most day to day needs including a branch line railway station connecting with the main line at Plymouth. Calstock boatyard offers permanent moorings (subject to availability). The classic Westcountry market town of Tavistock with its notable boutiques and delicatessens lies within easy driving distance. The town of Saltash has a Waitrose store on its northern outskirts. In 2006, the Tamar Valley which is designated as an Area of Outstanding Natural Beauty was given World Heritage Status. An extensive array of wildlife habitats can be found in the steep gorges, meandering rivers, ancient woodlands and wetlands and the area is home to a number of rare plants, animals and birds. The scenic and beautiful rolling countryside of this area and its mild climate are favoured by horticulturalists and naturalists and the wide expanse of the Dartmoor National Park and glorious Cornish coastline provide boundless leisure opportunities. The rugged and wild granite hilltop of Kit Hill Country Park, noted for its fascinating history and abundance of natural flora and fauna, extends to 400 acres of unspoilt countryside for the public to enjoy and lies 3 miles to the west.

The City of Plymouth includes a large and thriving University and has a long and historic waterfront with many cafes, restaurants and antique shops centred around the cobbled Barbican quayside. Plymouth also boasts a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferryport with regular crossings to France and Northern Spain. There is excellent schooling in the area with Kelly College and Mount House at Tavistock and also Plymouth College.







DESCRIPTION

1 The Laurels comprises a very spacious ground floor apartment believed to have been converted from the original building in 2003, with just six apartments and a small number of bungalows making this an exclusive living environment. We understand that the lease does not allow children (under 18 years) or pets (please enquire regarding pets). The property benefits from full double glazing together with mains gas central heating providing an energy performance rating of C.

The accommodation extends to about 1152 sq ft and briefly comprises - Canopy Porch - Spacious Reception Hall - Cloakroom/WC - 22' Triple Aspect Sitting Room - 22' Dual Aspect Kitchen/Dining Room with door to rear - 2 Double Bedrooms (Both with Ensuite Bath/Shower Rooms)

OUTSIDE

Private entrance drive serving the The Laurels with allocated parking for one car and visitors parking.

The communal gardens have a south facing aspect and are mainly lawn with colourful tree, shrub and flower beds. There is a bin store together with an outhouse for storage and with communal tumble dryer, a second outhouse houses the electricity and gas meters for the apartments.

EPC RATING - C, COUNCIL TAX BAND - C

DIRECTIONS

Using Sat Nav - Postcode - PL18 9PJ

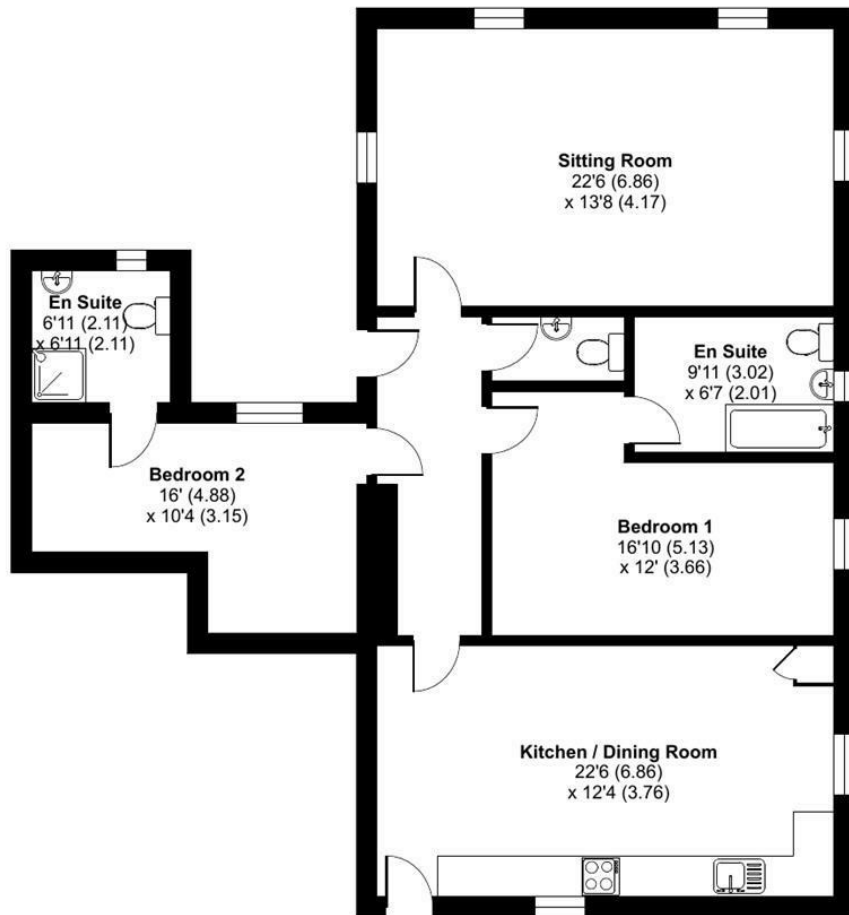
TENURE

The property is Leasehold with a term of 999 years from 2003. We understand that the service charge is approximately £125 per month.

The Laurels, Gillys Walk, Albaston, Gunnislake, PL18

Approximate Area = 1152 sq ft / 107 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Scott Parry Associates. REF: 1122971

These particulars should not be relied upon.