

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PLOT 2 (PHASE 2) OLL AN GWELLA, ST. ANNS CHAPEL, GUNNISLAKE, PL18 9FW

£395,000







A small development of three bungalows for the over 55 age group by a renowned local developer. ONLY 2 REMAINING - Plot 1 already reserved! About 960 sq ft, 3 Bedrooms (1 Ensuite), Quality Fixtures and Features, ICW Warranty, Solar Thermal, EV Point, Parking for 2, Gardens.

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

#### LOCATION

This small development is 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

This small development by Ferndale Developers comprises three detached bungalows restricted to occupation by the over 55 age group. This is a rural setting on the edge of the village. The properties benefit from an ICW Warranty and the very experienced developer has a reputation for delivering new homes with a quality finish and excellent specification. This forms Phase 2 of an already completed and established development completed in recent years by our client.

PLOT 1 - RESERVED

PLOT 2 - AVAILABLE

PLOT 3 - AVAILABLE

The site occupies a south facing position with fabulous views over the countryside of the Tamar Valley. The three bungalows extend to about 960 sq ft each and briefly comprise - Reception Hall - Open Plan Living Room/Kitchen - 3 Bedrooms (1 Ensuite) - Bathroom.

Note that the floorplan may be subject to change during the construction phase.

Our client intends to complete the bungalows to a quality standard with integrated appliances, electric car charger point, solar thermal and underfloor heating with air source heat pump amongst other features.

There will be a service charge for the estate road and common areas estimated to be about £322.

## OUTSIDE

Brick paved driveway parking for 2 cars. Paved pathways. Lawned garden front and rear.

EPC RATING - B, COUNCIL TAX BAND - TBA (NEWBUILD)

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available. Mobile coverage - Indoor - Limited, Outdoor - Likely.

DIRECTIONS - USING SAT NAV - POSTCODE PL18 9FW

## NOTE

Some of the imagery used is from the previous development and demonstrates the standard of finish delivered by our client.









## Phase 2, Oil An Gwella

Approximate Gross Internal Area = 92.1 sq m / 991 sq ft

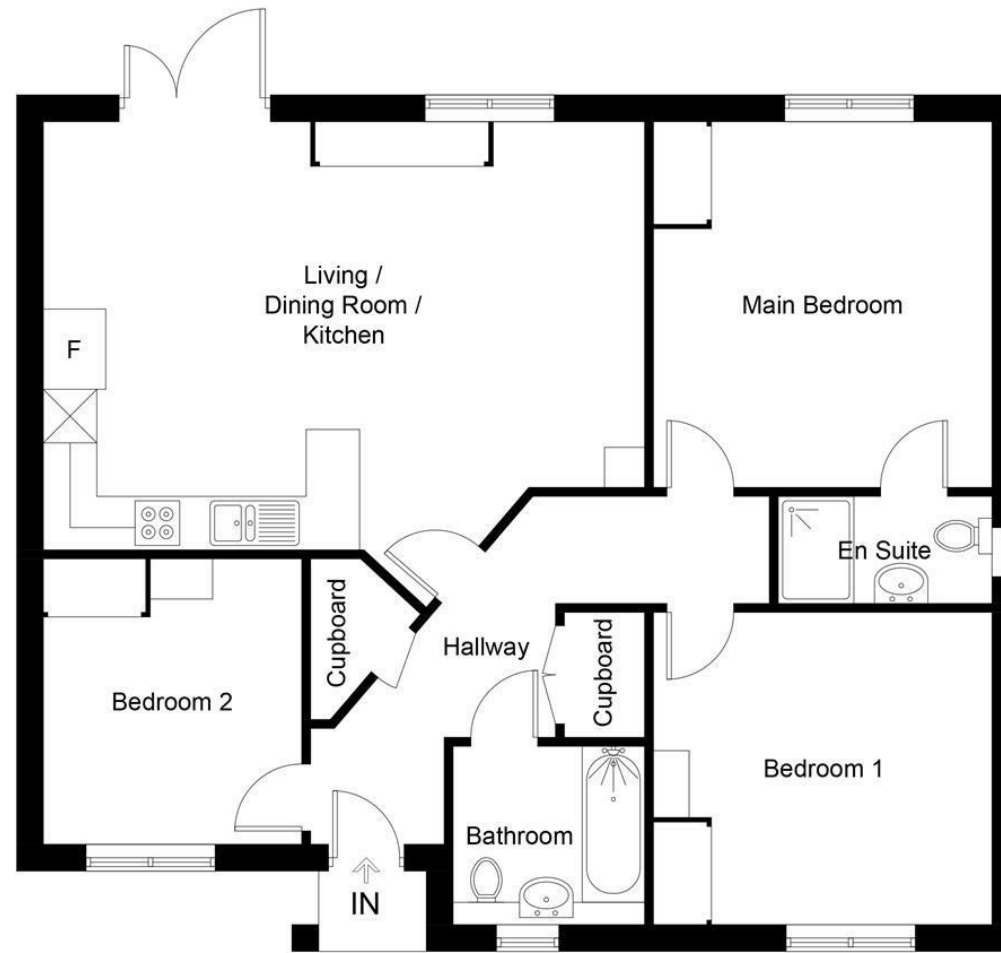


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1144952)

These particulars should not be relied upon.