



Guide Price £325,000 - Freehold
St Ann`s Chapel PL18 9HJ

DWSON **nott**
ESTATE AGENTS

A good sized detached bungalow situated within a cul de sac of similar properties within reach of local amenities, facilities and main routes. Brief accommodation comprises:- Hall, Lounge with feature fire, Dining room (originally Garage), Kitchen/Breakfast room, 3 Bedrooms (2 Double), En suite, Bathroom, Lobby, Cloakroom and Utility room.

Outside there is Parking for 2/3 vehicles and there are front and rear attractive Gardens. From the front elevation Countryside views can be enjoyed and the property is warmed via Oil fired central heating and has uPVC double glazing. The property is being sold with no onward chain and viewing is recommended.



Situation:-

Edgecombe Way is a semi-rural cul-de-sac of 15 - 20 individual bungalows, situated on the edge of the village of St Anns Chapel, on the upper slopes of the Tamar Valley. St Anns Chapel is a small village with local shopping facilities and a village inn. There is a primary school of repute in the neighbouring village of Drakewalls (one mile), together with a railway station providing a regular rail link with Plymouth. The larger towns of Callington and Tavistock are four and six miles away respectively, and cater for most other day to day needs. There is a medical centre in the village of Gunnislake, some two miles from this property. The Tamar Valley is an area renowned for its outstanding beauty, and many delightful walks and views can be enjoyed without venturing far from this property. The National Trust owned Cotehele House and Quay is within two miles. There are also many sporting and recreational facilities available in the immediate area, together with nearby golf courses at Tavistock and St Mellion.

Storm porch, uPVC double glazed door with inset frosted glass gives access to:-

Dining Room:- 8'1" (2.46m) x 10'5" (3.18m)

uPVC double glazed sliding doors to the front, radiator, uPVC double glazed window to the side elevation. (Originally Garage)

Kitchen/Breakfast room:- 13'4" (4.06m) x 10'9" (3.28m)

Accessed from the Lounge. Fitted with a comprehensive range of wall and base units, roll top work surfaces with matching splashbacks, under unit lighting, drawer space, Bosch eye level double oven/grill. Under unit space and plumbing for dishwasher, space for upright fridge/freezer, glass fronted display cabinets with glass shelving. Stainless steel sink unit with 1.5 bowl, drainer and tap over, part tiling to the walls, 4 ring electric hob with a stainless steel canopy above incorporating the extractor. Breakfast bar area with room for 4 chairs, radiator. Door with inset glass panels gives access to:-

Lobby:- 3'6" (1.07m) x 5'5" (1.65m)

Access to the utility room and cloakroom, uPVC door double glazed with frosted glass and cat flap to the rear.



Entrance hallway:- 6'11" (2.11m) x 10'8" (3.25m) Max

Loft access with ladder, access through to the bedrooms, family bathroom, WC and the Lounge, radiator.

Bedroom1:- 11'0" (3.35m) x 11'9" (3.58m)

Double bedroom with uPVC double glazed window to the front elevation enjoying far reaching countryside views, radiator, range of wardrobes with sliding mirrored doors and hanging rails. Door to:-

En suite:- 7'6" (2.29m) x 2'10" (0.86m)

Comprising of low level WC, wash hand basin, shower cubicle incorporating the Mira electric shower with doors, tray and tiling. The remainder of the en suite has part tiling to the walls, heated towel rail and uPVC double glazed frosted window to the side elevation.

Bathroom:- 7'11" (2.41m) x 5'4" (1.63m)

Comprising of low level WC, wash hand basin, bath with a Victorian style shower head attachment, radiator, uPVC double glazed frosted glass window to the side elevation. Part tiling to the walls, extractor.

Bedroom 2:- 10'11" (3.33m) x 9'10" (3m)

Double bedroom, double glazed window to the rear overlooking the attractive rear garden, fitted wardrobes with mirrored fronted doors and hanging rails, radiator.

Bedroom 3:- 7'10" (2.39m) x 10'10" (3.3m)

uPVC double glazed window to the rear over looking the garden and radiator.

Lounge:- 17'4" (5.28m) x 12'2" (3.71m)

The main feature of this room is the fireplace with a living flame log affect electric fire, recessed areas to either side of the chimney breast. Large uPVC double glazed windows to the front elevation which enjoys far reaching views. Archway and stairs to:-

Cloakroom:- 4'0" (1.22m) x 5'5" (1.65m)

Low level WC, base unit, roll top work surface, stainless steel sink unit with tap over ,under unit space and plumbing for washing machine, wall mounted cabinets, uPVC double glazed frosted window to the rear elevation.

Utility Room:- 8'5" (2.57m) x 6'9" (2.06m)

Wash hand basin with tiled splashback, ample room for white goods, central heating and hot water boiler, shelving, cabinets and uPVC double glazed window to the side.

Outside:-

To the front the property is approached via the driveway and parking area which is suitable for 2/3 vehicles. The main garden has a shaped lawn, natural hedging, rockery, seating area, walled flower and shrub beds and a pathway with steps leading up to the front entrance. Access to both side elevations.

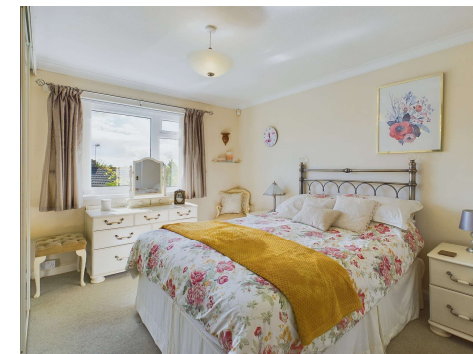
To the rear there is a pathway, raised patio area ideal for al fresco dining, pebble finished section with stepping stones Steps then lead up to a lawned garden, attractive shrub and flowers beds, raised walled garden with shrubs, rear gate. Further seating area, outside tap, oil tank, summer house with enclosing doors and windows.

Services:-

Electricity, water, telephone, drainage, broadband, oil central heating.

Council Tax:-

Cornwall Council state the Council Tax banding for this property is D.





AGENTS Note:-
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
 Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
 Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
 Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
 THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN