



Guide Price £350,000 - Freehold
St Ann`s Chapel, PL18 9FW

A very well presented modern detached house which is ready just to place your furniture in. Brief accommodation comprises:- Hall, Cloakroom, Spacious Lounge, Kitchen/Dining room with built in appliances and granite work tops on the ground floor. Landing, 4 DOUBLE Bedrooms, Master to En suite, Family Bathroom on the first floor.

Outside there are Low maintenance Gardens, Double Garage/Utility and two further Parking spaces. Countryside Views can be seen from the rear elevation and the property has Gas central heating and uPVC double glazing. A viewing is highly recommended.



Situation:-

St Anns Chapel is a small village close to the Tamar Valley a designated area of outstanding natural beauty. Local amenities and facilities include a nearby shop, public house/restaurant, bus service, well regarded primary school and train station which is a popular choice for both commuting and recreational purposes. The property is ideally situated to have the options of either main shopping in Callington, Tavistock or Launceston all of which have a more comprehensive range of facilities. There are a number of leisure pursuits to be enjoyed by all the family a short distance away and the coast is approximately forty five minutes drive.

Entrance:- 3'5" (1.04m) Min x 15'10" (4.83m)

Composite entrance door with inset frosted detail glass, access to the lounge, kitchen/Dining room, cloakroom and stairs rising to the first floor. Useful under stairs storage cupboard with hanging hooks, storage space and lighting. Modern slate tiling to the floor.

Bedroom 2:- 10'6" (3.2m) x 8'5" (2.57m)

Double bedroom, uPVC double glazed window to the rear with far and distant countryside views across to Dartmoor, radiator.

Bedroom 3:- 8'11" (2.72m) x 9'4" (2.84m)

Double bedroom, uPVC double glazed window to the front elevation and radiator.

Bedroom 4:- 8'10" (2.69m) x 10'2" (3.1m)

Double bedroom, uPVC double glazed window to the rear with views, radiator.

Family bathroom:- 7'8" (2.34m) x 5'11" (1.8m)

Comprising of low level WC, wash hand basin, bath with a bar shower and head over, shower screen, tiling to the walls, uPVC double glazed frosted window to the front elevation and wall mounted heated towel rail.



Cloakroom:- 3'11" (1.19m) x 4'7" (1.4m)

Comprising of low level WC, corner wash hand basin, radiator, part tiling to the walls finished in chrome, uPVC double glazed window to the front elevation with tiled sill finished in chrome, tiling to the floor, extractor.

Lounge:- 10'5" (3.18m) x 20'0" (6.1m)

A light and spacious reception room, having uPVC double glazed windows to the front and rear elevations, radiators, ample room for reception furniture.

Kitchen/Dining Room:- 9'1" (2.77m) x 19'11" (6.07m)

Fitted with a range of high gloss white wall and base units, granite square edged work top surfaces with matching upstands, sink unit with 1.5 bowls and drainer with a pull out tap over. Drawer space, pan drawers, pull out space saving unit. uPVC double glazed window to the front elevation. Neff induction hob modern extractor, eye level built in double oven/grill, built in fridge/freezer and built in dishwasher. Area suitable for dining room table and chairs, uPVC double glazed French doors giving access to the rear, radiator. Matching modern slate tiled flooring.

Landing:- 7'9" (2.36m) x 7'1" (2.16m)

From the ground floor staircase leads to the first floor and landing with wooden balustrades finished in glass. uPVC double glazed window to the rear elevation, radiator, loft access.

Bedroom 1:- 10'7" (3.23m) x 7'11" (2.41m)

Double bedroom with uPVC double glazed window to the rear elevation, radiator. Internal door to:-

En Suite:- 6'9" (2.06m) x 2'10" (0.86m)

Comprising of low level WC, wash hand basin, shower cubicle enclosing the bar shower with head and enclosing door and tray, wall mounted heated towel rail, tiling to the walls walls, extractor and tiling to the floor.

Outside:-

The property is approached via a gateway which opens up to a pathway leading up to the front entrance. There is walled garden with flower and shrub beds. To the rear the property is approached via a gateway which has a pathway leading to the low maintenance paved patio garden ideal for garden furniture etc. There is a purpose built large fish tank with a pergola over which could be removed if preferred, pump house housing the controls for the fish tank. Artificial lawn. Side door which gives access through to the double garage/utility.

Double Garage/Utility room:- 17'0" (5.18m) x 16'10" (5.13m)

Up and over door, roof storage, plumbing and space for a washing machine, tumble dryer and further white goods if required. Sink unit with cabinets below.

Services:-

Electric, gas, drainage, telephone.

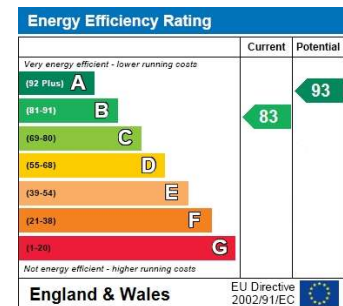
Council Tax:-

Cornwall Council states this property is a Council Tax band D

Service Charge:-

Please note there is a service charge of £325.00 per annum on this development per property.





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.
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