



Guide Price £290,000 - Freehold
St Ann's Chapel PL18 9TE

DOWSONnott
ESTATE AGENTS

An extended modern detached house located in a cul de sac within a popular development. Brief accommodation comprises:- Porch, Lounge, Large Kitchen/Dining room with some built in appliances and store room which was originally part of the Garage on the ground floor. Landing, 4 Bedrooms (2 Double) and modern Shower room.

Outside there are lawned gardens to the front and side and a driveway for one vehicle. There is an enclosed garden with a decked section ideal for outside dining, low maintenance pebble finished areas, attractive flower and shrub beds, pond and a gate gives access to the side. The accommodation is nicely presented and would make a nice home for a variety of buyers. The property has Gas central heating and uPVC double glazing.



Situation:-

St Ann`s 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.

Porch:- 4'7" (1.4m) x 6'7" (2.01m)

Accessed via uPVC double glazed entrance door, with leaf design glass inset. Tiled flooring, coat hanging rail and hooks. Internal door with inset glass panels gives access to:-

Lounge:- 9'6" (2.9m) x 15'7" (4.75m)

Providing ample room for reception furniture. Radiators and uPVC double glazed window to the front elevation. Stairs rising to the first floor, with under stairs recess area. Internal French doors with inset glass detail, give access through to:-

Bedroom Two:- 8'8" (2.64m) x 8'10" (2.69m)

Double bedroom with radiator and uPVC double glazed window to the rear elevation providing distant views across to Dartmoor.

Bedroom Three:- 11'3" (3.43m) x 7'1" (2.16m)

With radiator and uPVC double glazed window to the front elevation, loft access.

Bedroom Four:- 5'7" (1.7m) Max x 7'3" (2.21m) Max

Internal door from the landing accesses a compact room with uPVC double glazed window to the rear elevation and radiator.

Shower Room:- 5'6" (1.68m) x 6'3" (1.91m)

Comprising of a modern suite, incorporating low level WC, vanity unit with shaped, wash hand basin with tap over. Large walk in shower housing the electric shower with head, drainage tray, folding glass screen and waterproof wall covering. Shaver light and shaver point, extractor. Radiator and uPVC double glazed frosted window to the rear elevation.



Kitchen/Dining Room:- 8'4" (2.54m) x 24'7" (7.49m)

Fitted with a range of wall and base units, square edged work top surfaces, drawer space and pan drawers. Sink unit with one and a half bowl and swan neck tap over. Built in eye level oven/grill, four ring stainless steel hob with a glass splash back and extractor above. Modern, coloured brick style, tiling to the walls and glass fronted display cabinets. Under unit space and plumbing for washing machine and full size dishwasher, space for upright fridge/freezer. Cupboard housing the hot water and central heating boiler and shelving underneath. Breakfast bar, area suitable for dining room table and chairs. Spot lighting, radiator, and uPVC double glazed French doors giving access to the rear garden. uPVC double glazed window to the rear elevation overlooking the garden. Door to:-

Store:- 9'0" (2.74m) x 7'10" (2.39m)

Originally part of the Garage. with up and over door, lighting and power.

Landing:-

Accessed via the stairs rising from the lounge. Providing loft access and leading to the bedrooms and shower room.

Bedroom One:- 9'4" (2.84m) x 12'2" (3.71m)

Good sized double bedroom with radiator and uPVC double glazed window to the front elevation enjoying the views across far reaching countryside. Cupboard with hanging rail and storage space also housing the consumer unit.

Outside to the front:-

To the front of the property there is a driveway which is suitable for parking one vehicle. A paved pathway and steps lead up to the front entrance. The front garden is laid mainly to lawn with flower bed and extends to the side where a gateway gives access to the rear garden.

Outside to the rear:-

A paved pathway accessed from the Kitchen/Dining room leads to a decked section ideal for outside dining, outside tap. Paved steps lead down to the main garden which has a drying area, is surfaced with pebbles and contains attractive flower and shrub beds. The garden is enclosed with walling and fencing. Gate to the side.

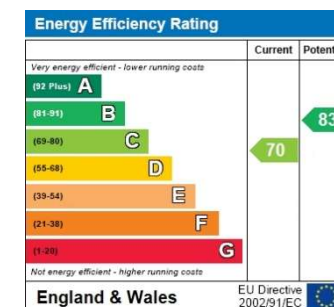
Services:-

Electric, Gas, Water and Mains drainage.

Council Tax:-

According to Cornwall council the council tax band is B.





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.

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