



St Ann's Chapel
PL18 9TF

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DAWSONnott
E S T A T E A G E N T S

Guide Price £240,000

St Anns Chapel is a small village close to the Tamar Valley. Local amenities and facilities include a nearby shop, public house/restaurant, bus service, well regarded primary school and train station. There are a number of leisure pursuits to be enjoyed by all the family a short distance away.

- Modern Semi Detached House
- Recently upgraded and decorated
- Lounge & Kitchen/Dining room
- 3 Bedrooms
- Gardens and Parking for 2 vehicles
- SOLAR PANELS - NO CHAIN



A property that you can literally place your furniture in which has just been updated and redecorated! This modern semi detached house is entered via a uPVC double glazed door opening to the Hallway where there are stairs rising to the first floor. There is a storage cupboard which houses the central heating and hot water boiler and the Consumer Unit boxes and a further useful under stairs cupboard. Access is gained through to the Kitchen/Dining room, Lounge and Cloakroom.

The Kitchen/Dining room is fitted with a range of modern wall and base units. There are built in appliances including a four ring Gas hob, with an Electric oven beneath and a canopy over housing the extractor fan, fridge and freezer. There is plumbing and space for a washing machine and space for a dining room table and chairs. The Lounge is a bright and airy reception room, which has ample room for reception furniture. French double doors give access to the patio and garden space and there is a uPVC double glazed window to the rear. The Cloakroom comprises of low level WC, wash hand basin with tiled splash back and an extractor.

On the first floor the Landing gives access through to the Bedrooms and Bathroom. There is Loft access and a useful, tall storage cupboard, that can be utilised for individual needs or preferences. Bedroom One is a good sized double bedroom with a recessed area ideal for bedroom furniture. There is also a built in cupboard over the stairs. From this room there are far stretching countryside views. Bedrooms two and three face to the rear and both enjoy nearby and distant countryside views.

To finish there is the Family Bathroom which comprises of low level WC, wash hand basin, bath with Electric shower over and part tiling to the walls.

The property has uPVC double glazing and Gas central heating and is being sold with NO ONWARD CHAIN.



OUTSIDE

To the front, the property has the advantage of two paved car parking spaces. There is a side pathway and gateway which gives access around to the side and rear garden and there is an outside tap.

The rear garden has a paved patio, ideal for outside dining and entertaining, with the remainder laid to lawn and enclosed with garden fencing.

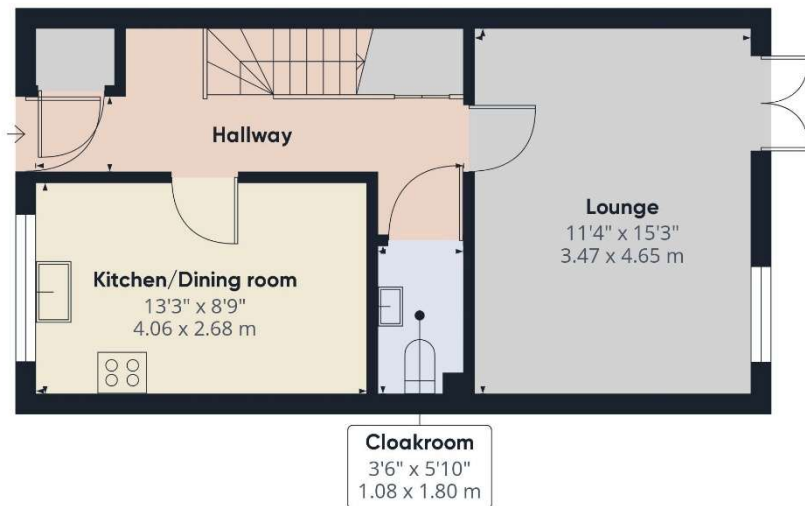
Mains, Electric, Gas Water and drainage. There are also owned Solar Panels which provide an income for the vendors.

According to Cornwall Council the Council Tax Band is B

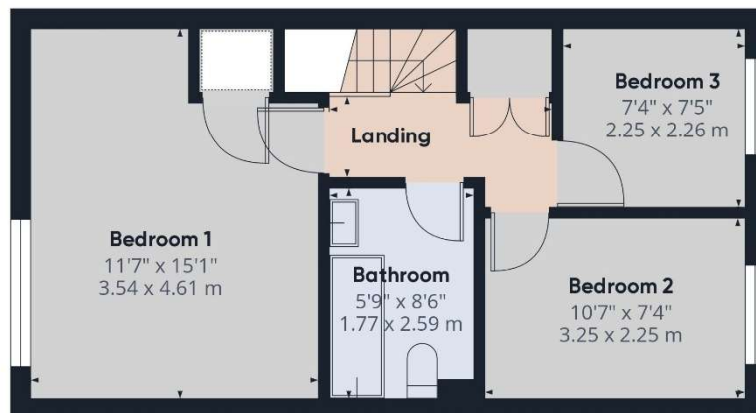
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Floor 0



Floor 1

Approximate total area¹⁾

816.02 ft²

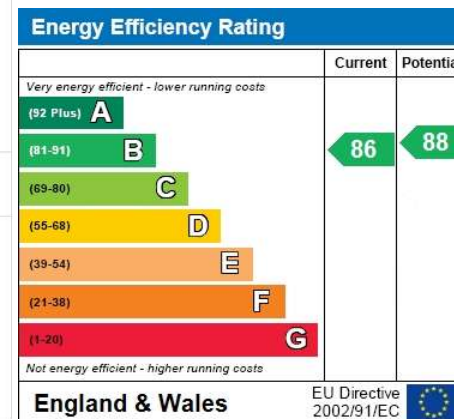
75.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

