



Town • Country • Coast



Gennys Close

St. Anns Chapel, Gunnislake

Guide Price £240,000



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Gennys Close

St. Anns Chapel, Gunnislake

Tucked away in the corner of this cul de sac is this three bedroom, end terraced family, home with gardens to front and rear, off road parking for 3 cars and views.

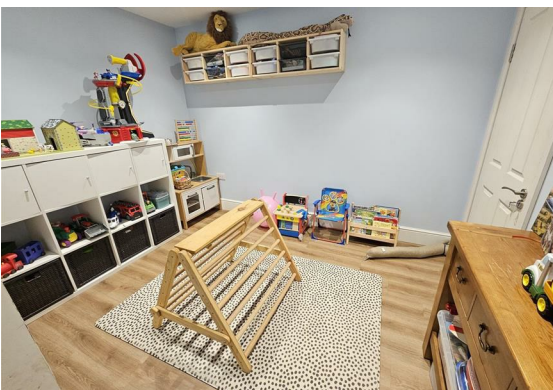
Being well presented, the centrally heated and double glazed accommodation has been much improved by the current vendors, including a new bathroom with a shower over the bath and incorporating a proportion of the garage into a playroom being open plan to the lounge, yet retaining the front section of the garage for storage.

As you enter the entrance hall there is a useful downstairs cloakroom, generous lounge opening into the playroom and French square paned doors leading to a kitchen/diner with ample space for table and chairs together with a modern kitchen with range of wall and base units, space for a range cooker, (Smeg range available by separate negotiation) fridge/freezer and washing machine. An integrated dishwasher wall mounted cupboard housing the gas boiler. From here sliding doors lead out to the rear gardens.

On the first floor, three bedrooms being two doubles and one single are served by a family bathroom.

Outside, a brick paved driveway provides off road parking together with a further brick paved area for 2 cars and a lawn. A side gate leads to the level lawned garden at the rear, with decked patio, being private and with an outside tap.

Located in a sought after village, ideally situated for commuting to Plymouth, Tavistock, Callington or Launceston and with excellent facilities nearby, including a train station.





Entrance Porch

WC

Lounge

15'5" x 12'1" (4.70 x 3.68)

Playroom

15'3" x 8'2" (4.67m x 2.49m)

Storage

4'0" x 8'2" (1.22m x 2.49m)

Formerly the garage, an area retained for storage.

Kitchen/Diner

15'5" x 10'5" (4.70 x 3.18)

Family Bathroom

Bedroom 1

12'9" x 9'2" (3.89 x 2.79)

Bedroom 2

9'10" x 9'2" (3.00 x 2.79)

Bedroom 3

7'2" x 6'6" (2.18 x 1.98)

EPC

C/70

Tenure

Freehold

Services

Mains electricity, gas, drainage and metered water.

Council Tax Band

C

Situation

St. Ann's Chapel is a village in the heart of the Tamar Valley and lies approximately 1 mile from the Cornwall and Devon border. In the village there is a convenience store with petrol station and take-away, primary school, two pre-schools and the train station with regular trains to and from the City of Plymouth.

Directions

Coming from Tavistock, proceed along the A390 through to Gunnislake. Enter St Anns Chapel and proceed past the playpark on your left hand side. You will soon come to a right hand turning labelled All Saints Park. Take this turning and then follow the road around to the first right Genny's Close. The property can be found nearly directly ahead of you, around the corner.



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

