



Town • Country • Coast



Buzzard Rise

St. Ann's Chapel, Gunnislake

Guide Price £315,000



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Buzzard Rise

St. Ann's Chapel, Gunnislake

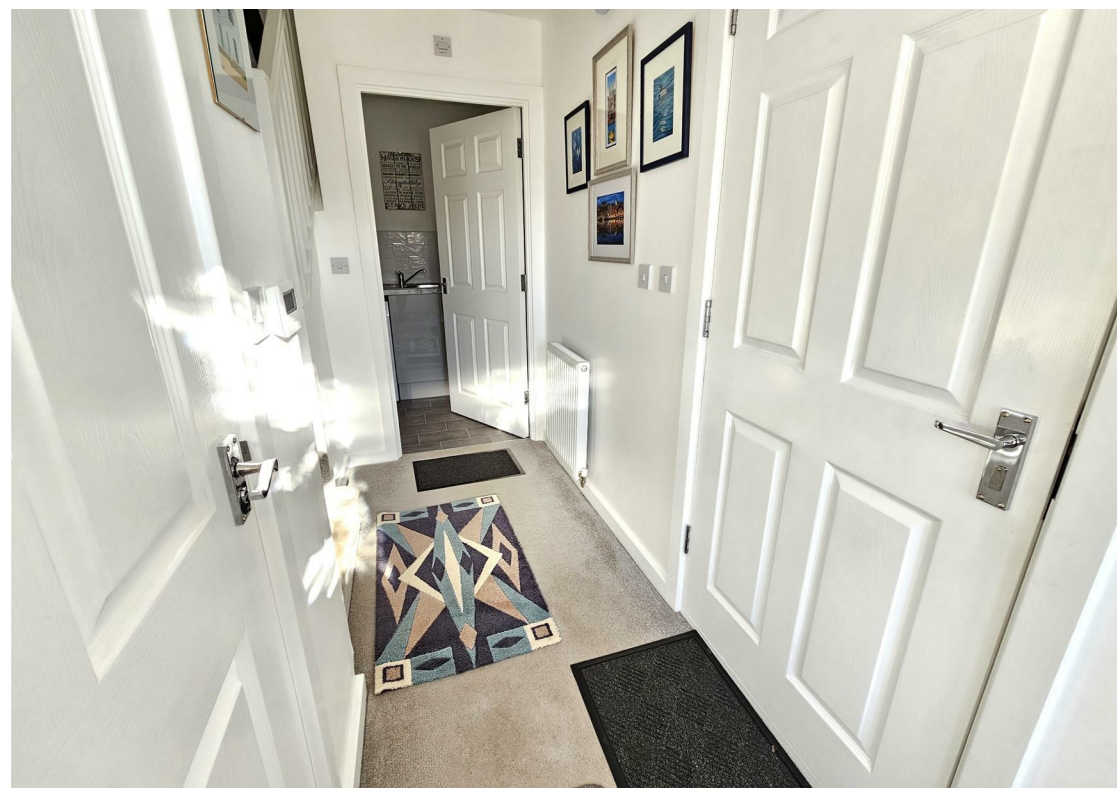
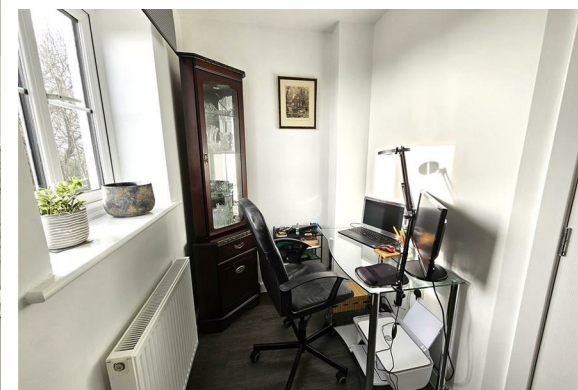
Immaculately presented semi-detached modern family home offering stylish three bedroom accommodation, together with enclosed rear gardens and decked terrace, driveway parking for at least two cars and a single garage. Benefitting the remainder of an NHBC Warranty. Stunning views towards Plymouth Sound can be enjoyed.

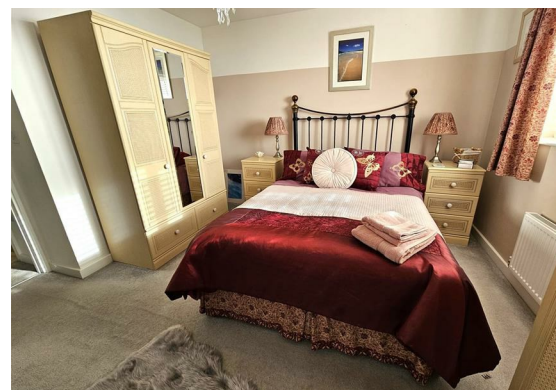
Arranged over three floors, in the style of a town house, you enter into a welcoming entrance hall, with a downstairs cloakroom, utility room with space for white goods and a door into the garage.

On the first floor is a generous sitting room with patio doors to the rear. The kitchen/diner is a versatile 'L' shaped room with an attractive range of high gloss wall and base units under marble effect worktops and incorporating a dishwasher, fridge/freezer, electric oven and gas hob with extractor over. This room is functional for many uses and is currently used to incorporate a home office area.

On the second floor are the bedrooms. The master boasts a wardrobe recess and an en suite shower room, further double bedroom and a generous single bedroom. The family bathroom is well fitted with a shower attachment over the bath.

To the rear is a patio, ideal for dining al fresco, with steps up to the lawned gardens which are bordered by flowering plants and shrubs. Further steps lead up to a large decked terrace, which is private and ideal for entertaining or relaxing.





Entrance Hall

Downstairs WC

Utility Room

5'8" x 7'3" (1.74 x 2.21)

Central Hallway

Living Room

12'1" x 15'9" (max) (3.70 x 4.82 (max))

Kitchen/Dining Room

14'2" (max) x 15'9" (max) l-shaped (4.32 (max) x 4.82 (max) l-shaped)

Landing

Bedroom One

12'3" x 10'2" (3.75 x 3.11)

En-suite Shower Room

Bedroom Two

8'3" x 8'9" (2.53 x 2.69)

Bedroom Three

9'9" x 6'8" (2.98 x 2.05)

Family Bathroom

Integral Single Garage

16'10" x 8'0" (5.15 x 2.46)

Tenure

Freehold. There is an annual Estate Management Charge of approximately £195.21.

Services

Mains electricity, gas, drainage and metered water.

Council Tax Band

C

EPC

B/85

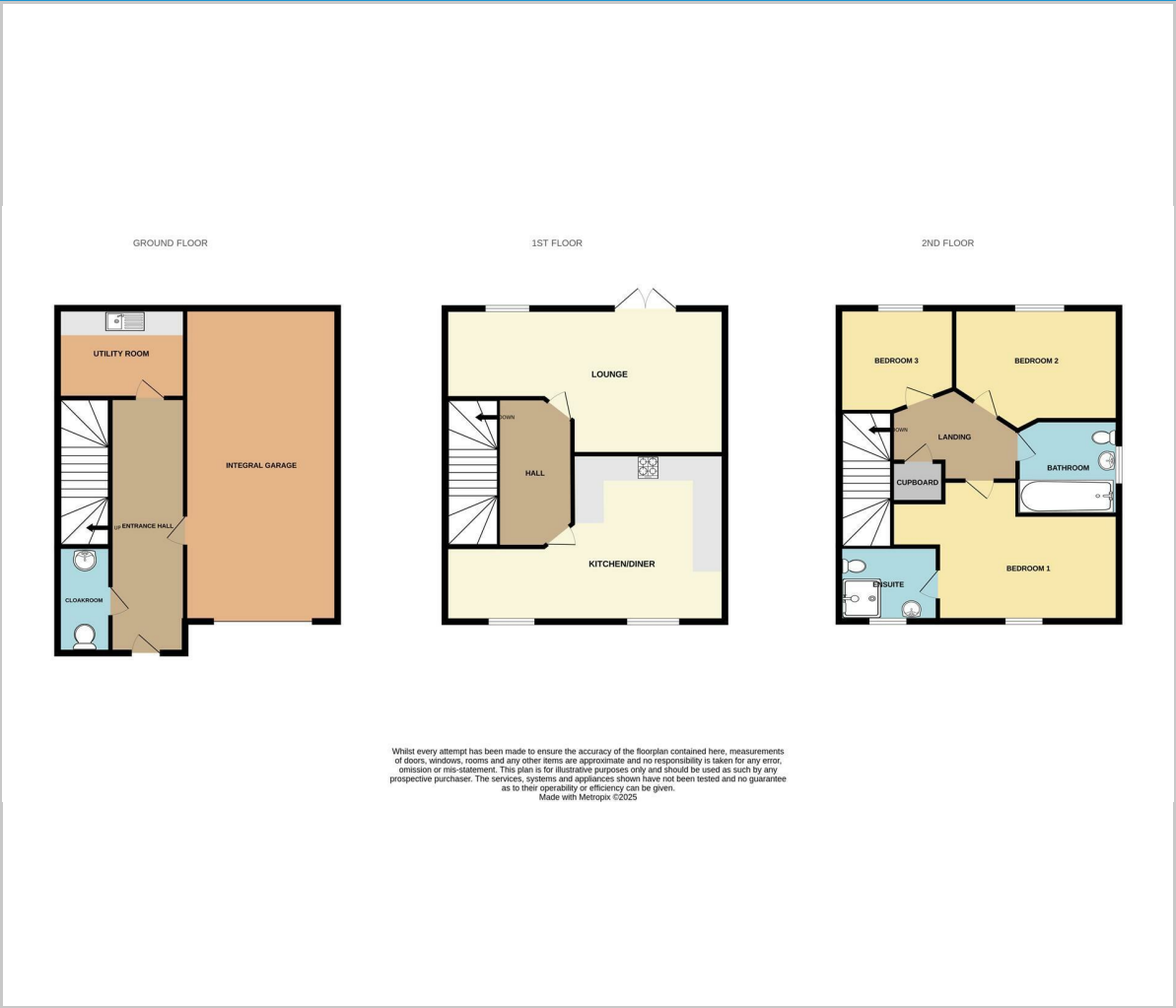
Situation

St Anns 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 and the train station with regular trains to and from the City of Plymouth. The area provides some idyllic country walks and scenery with the nearby National Trust Cotehele Estate and House providing a real draw for the area with its associated Mill by the River Tamar and tea rooms.

Directions

From the main road through St Ann's Chapel from Gunnislake, turn right into Buzzard Rise. Follow the road along and bear left into the second cul-de-sac on Buzzard Rise and the house can be seen on your right hand side with a For Sale sign displayed.

Floor Plan



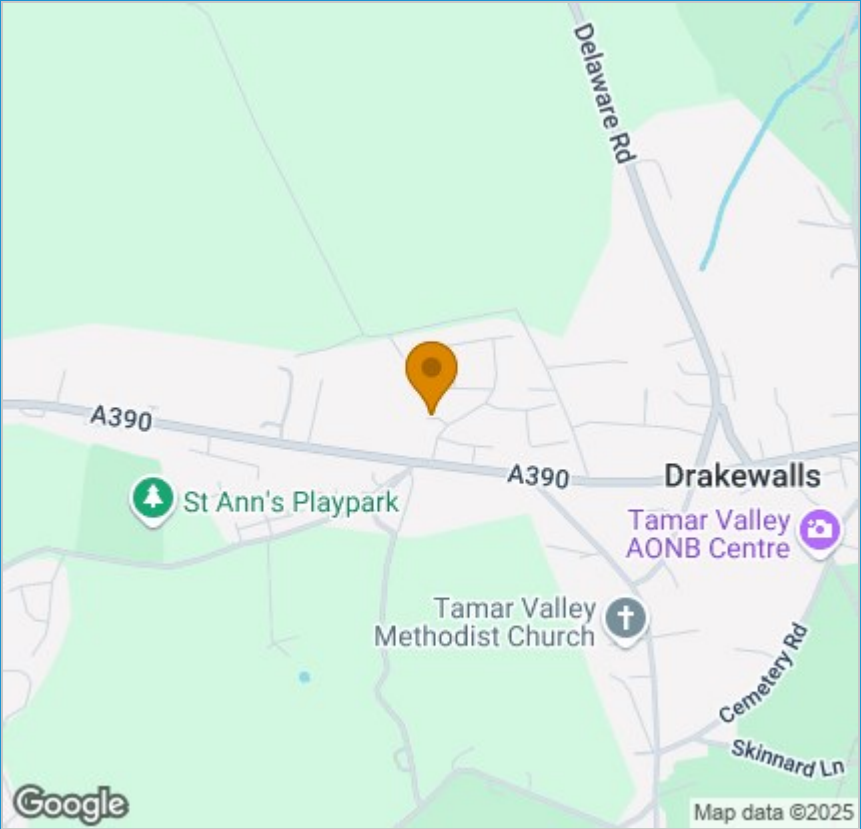
Viewing

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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Area Map



Energy Efficiency Graph

