



Chapel Close  
Gunnislake

Guide Price £180,000



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## Chapel Close

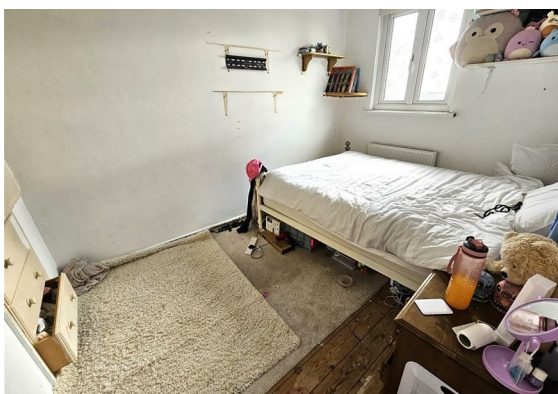
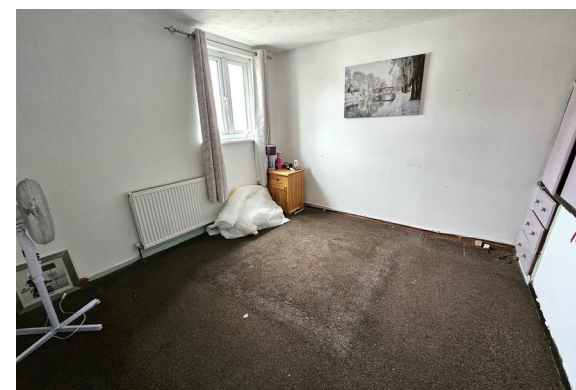
Gunnislake

Offered with NO ONWARD CHAIN. Located within St. Ann's Chapel, being close to amenities and excellent transport links including the train station, is this 3 bedroom mid terraced home, being ripe for modernisation.

Offered with off road parking to the front and rear patio gardens with entertainment bar and workshop, both with power and light connected. The accommodation comprises a good sized kitchen/diner and a lounge with patio doors to the rear.

On the first floor landing is a built-in airing cupboard and there are 3 bedrooms, two being doubles with built-in wardrobes and cupboards, and one single bedroom. The bathroom is in need of refurbishment, having a bath with shower over, WC and basin.

Outside, off road parking for one car. To the rear of the property is a paved garden with entertainment bar having power connected, together with a workshop with power connected and a further storage shed. The property boasts privately owned solar panels under a Feed in Tariff making the house highly efficient on energy bills.







#### **Kitchen/Diner**

15'8" x 10'2" (4.80m x 3.11m)

#### **Lounge**

15'10" x 13'5" (4.83m x 4.11m)

#### **First Floor Landing**

Built-in Airing Cupboard.

#### **Bedroom 1**

10'9" x 10'7" (3.30m x 3.25m)

#### **Bedroom 2**

10'7" x 7'9" (3.25m x 2.38m)

#### **Bedroom 3**

7'8" x 8'0" (2.36m x 2.45m)

#### **Bathroom**

7'9" x 4'7" (2.38m x 1.41m)

#### **Services**

Mains water, electricity, drainage and gas. Privately owned solar panels positioned on the roof of the house and the workshop.

#### **Local Authority**

Cornwall Council. Tax Band B.



#### **EPC**

C76

#### **Tenure**

Freehold

#### **Situation**

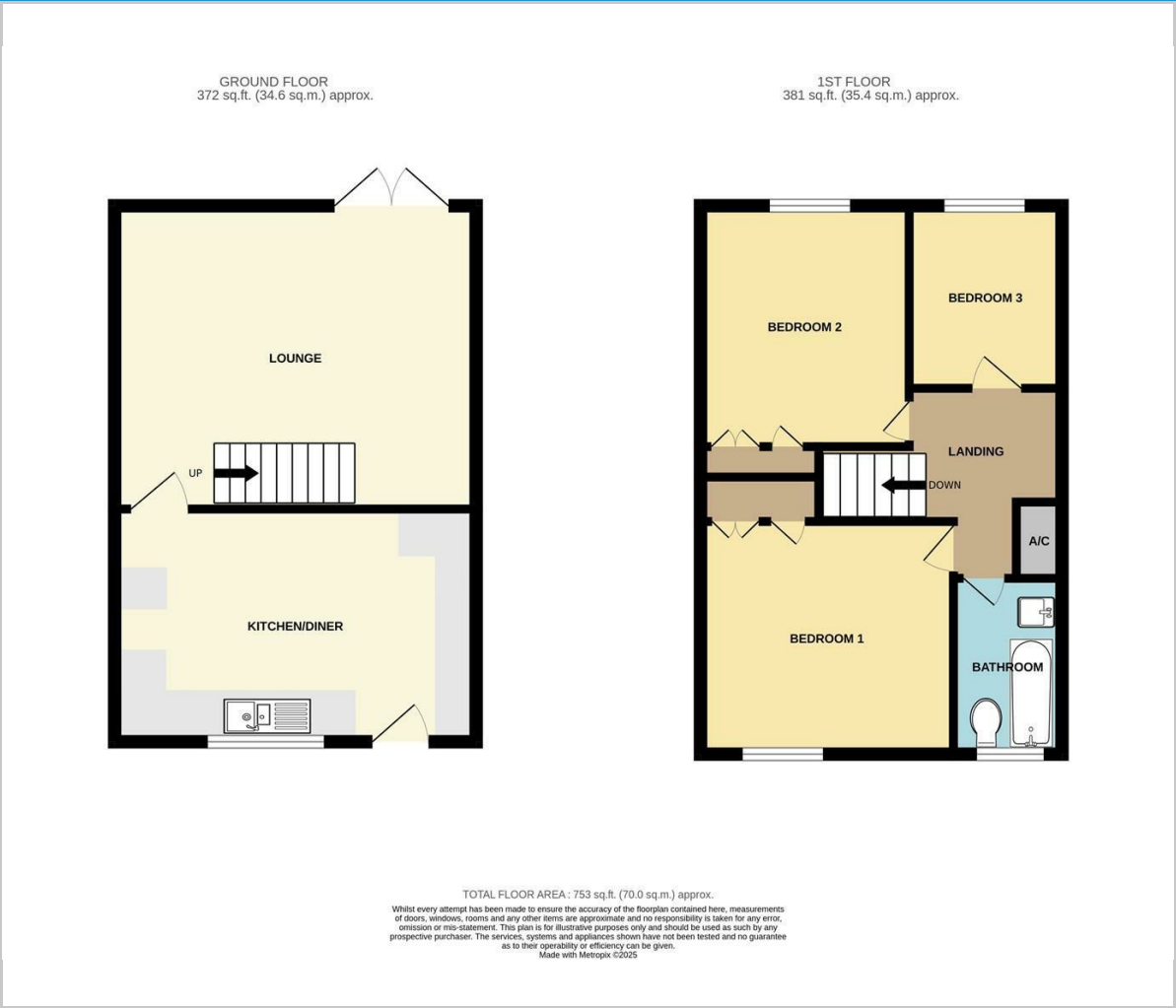
St. Ann's Chapel is a village in the heart of the Tamar Valley and lies approximately 1 mile from the Cornwall and Devon border. In the village there is a convenience store with petrol station and take-away, primary school, two pre-schools and the train station with regular trains to and from the City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

#### **Directions**

From Tavistock, continue through Gunnislake and into St Ann's Chapel, passing the telephone box on the left then turn left into Chapel Close, then immediately left again and the property will be found on the right hand side.



Floor Plan



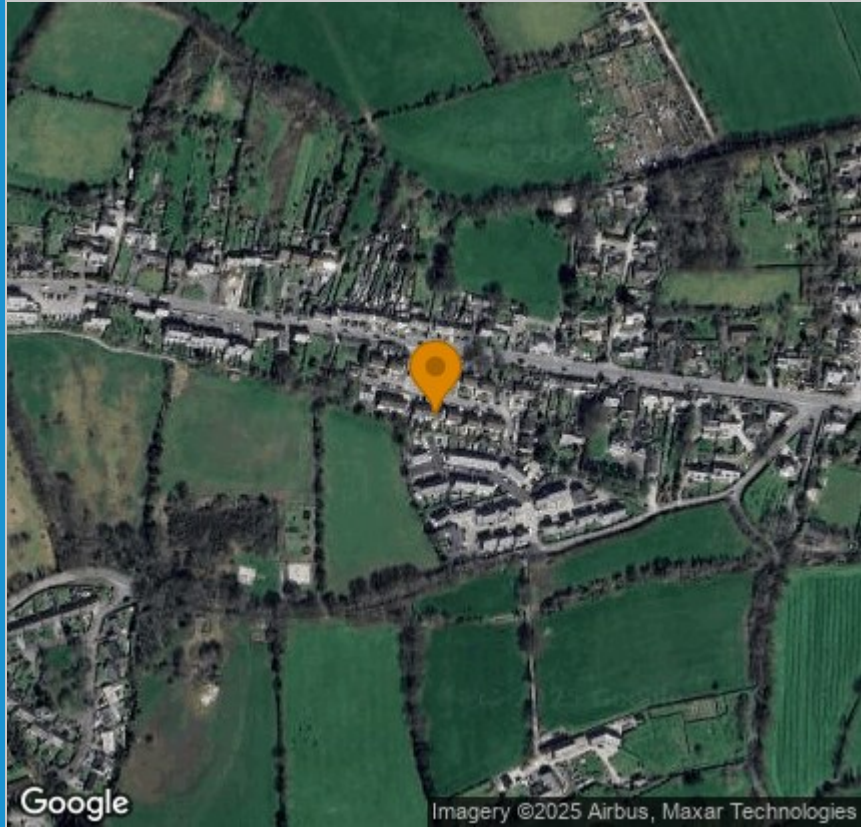
Viewing

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

