



Town • Country • Coast



Starling Lane

St. Anns Chapel, Gunnislake

Guide Price £250,000



Starling Lane

St. Anns Chapel, Gunnislake

NO ONWARD CHAIN! Enjoying fantastic far reaching views across the Tamar Valley, towards Plymouth Sound and located in a popular village location is this well presented, three bedroom semi-detached home. With the benefit of a garage and parking, this modern, light and bright property boasts modern living in a fantastic location, conveniently located for easy vehicular access to Tavistock, Callington and transport links to Plymouth and the wider area.

Downstairs, there is a spacious living room and a handy cloakroom WC as well as a modern kitchen/diner with gas hob and electric oven and patio doors opening out to the garden, providing an ideal space for entertaining.

Upstairs you will find a large master bedroom which boasts the best of the amazing Tamar Valley views, as well as an en-suite shower room with shower cubicle, basin and WC. There is a further two bedrooms, another double and a single, and a bathroom with modern white suite.

Outside, there is a generous patio area, with side access to the property. Steps lead up to a well kept lawned area and gated access out to the rear parking area. The garage, with parking space in front, is located just beyond the garden under the nearby coach house.





Entrance Hall

Cloakroom WC

Living Room

14'9" x 12'7" (4.52 x 3.85)

Kitchen/Diner

16'0" x 9'9" (4.88 x 2.98)

First Floor Landing

Bedroom 1

12'7" (max) x 9'10" (3.86 (max) x 3.02)

Ensuite

Bedroom 2

9'7" x 8'2" (2.93 x 2.51)

Bedroom 3

9'6" x 5'1" (2.91 x 1.56)

Bathroom

6'2" x 5'3" (1.89 x 1.61)

Tenure

Freehold. There is a charge of £200 per year for the maintenance of the communal areas.

Services

Mains gas, electricity, drainage and water.

Council Tax Band

B

EPC

B/84

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 follow the A390 towards Gunnislake. Continue through Gunnislake and along the main road into St Ann's Chapel. Then turn right into Buzzard Rise and follow the road up the hill. Take the second right hand turn and follow the road down into the Cul-De-Sac. Then follow the footpath to the right hand side and the property will be found halfway along on your left.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

