

## Buzzard Rise, St. Anns Chapel, Gunnislake, PL18

Guide Price £335,000

4 2 1



A spacious four bedroom detached family home located within a popular residential development. This stylish family home has been finished to a high quality throughout and benefits from a modern and contemporary interior whilst offering 1,250 sq ft of accommodation. The property further benefits from a private driveway, single garage and a south facing garden.

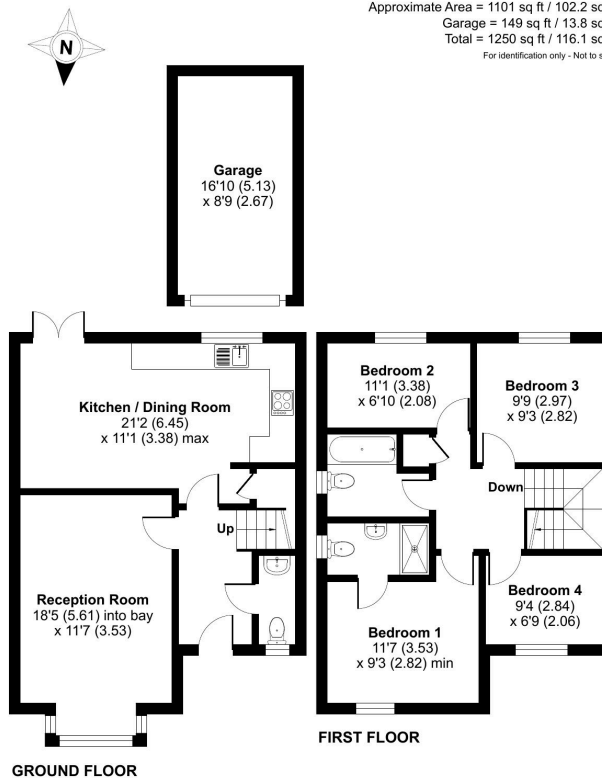
Situated within the village of St, Anns Chapel and approximately 4 miles away from Callington and 6 miles from Tavistock. Amenities within the area include a convenience store with a petrol station, primary schools, pubs and a train station with regular trains to and from Plymouth.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- 4 Bedrooms (1 Ensuite)
- Garage
- NHBC Warranty Ending June 14th 2031
- Popular Residential Development
- Detached
- Private Driveway
- Family Bathroom & Downstairs Cloakroom
- South Facing Garden
- Freehold

### Buzzard Rise, St. Anns Chapel, Gunnislake, PL18

Approximate Area = 1101 sq ft / 102.2 sq m  
 Garage = 149 sq ft / 13.8 sq m  
 Total = 1250 sq ft / 116.1 sq m  
For identification only - Not to scale



Certified Property Measure RICS Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrbchem 2024. Produced for Ben Estates TA Ben Langton Powered By exp. REF: 1160271