



Mawes Court  
St. Anns Chapel  
Gunnislake  
PL18 9TE

Guide Price £180,000

- 2 BEDROOM HOME
- RIPE FOR MODERNISATION
- OFF ROAD PARKING FOR 2 CARS
- EASY TO MAINTAIN GARDENS
- MAINS GAS CENTRAL HEATING
- DOUBLE GLAZED
- IDEAL INVESTMENT OR FIRST HOME
- NO ONWARD CHAIN





Tenure - Freehold

Council Tax Band - B

Floor Area - 592.00 sq ft



### DESCRIPTION

Occupying a quiet cul de sac location is this 2 bedroom semi-detached house, with easy to maintain paved gardens. The house itself is mains gas fired centrally heated and double glazed, however is in need of modernisation and updating. The accommodation in brief comprises; Glazed entrance porch, entrance hall, lounge, kitchen/diner with patio doors to rear, first floor landing leading to two double bedrooms and a bathroom. Outside, the gardens are predominantly paved with small shrub bed, useful bin storage area.

### LOCATION

St Ann's Chapel is a small village situated between the towns of Callington and Tavistock with a train station in nearby Gunnislake providing access to the city of Plymouth. There is a primary school, shop, a pub which serves food and beverages, and an array of river and country walks around the surrounding area.

### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

### ENTRANCE PORCH

Glazed entrance porch, leading into;

### LIVING ROOM

15'9" max x 9'6" (4.82m max x 2.9m)  
Window to front. TV Point. Radiator. Opening into;

### KITCHEN/DINER

15'9" x 8'6" (4.82m x 2.6m)  
Window to rear and patio doors leading to the garden. Range of wall and base units, cupboard housing the GAS BOILER. Electric cooker and 4 ring hob, with extractor above. Plumbing available under counter for washing machine. Radiator.

### FIRST FLOOR LANDING

Access to loft. Doorways leading to both bedrooms and shower room.

### BEDROOM 1

12'4" x 9'5" (3.76m x 2.89m)  
Window to front. Radiator. Built-in cupboard housing fuse box.

### BEDROOM 2

8'11" x 8'9" (2.73m x 2.69m)  
Window to rear. Radiator.

### SHOWER ROOM

6'5" x 5'6" (1.97m x 1.7m)  
Window to rear. Bath with overhead electric shower. Low level WC. Pedestal Wash Basin. Radiator.

### OUTSIDE

To the rear of the property, a paved patio and steps up to a further paved garden area and shrub bed, which wraps around to the side of the property, housing a wooden BIN STORE. To the front, the property benefits from 2 PARKING SPACES.

### LOCAL AUTHORITY

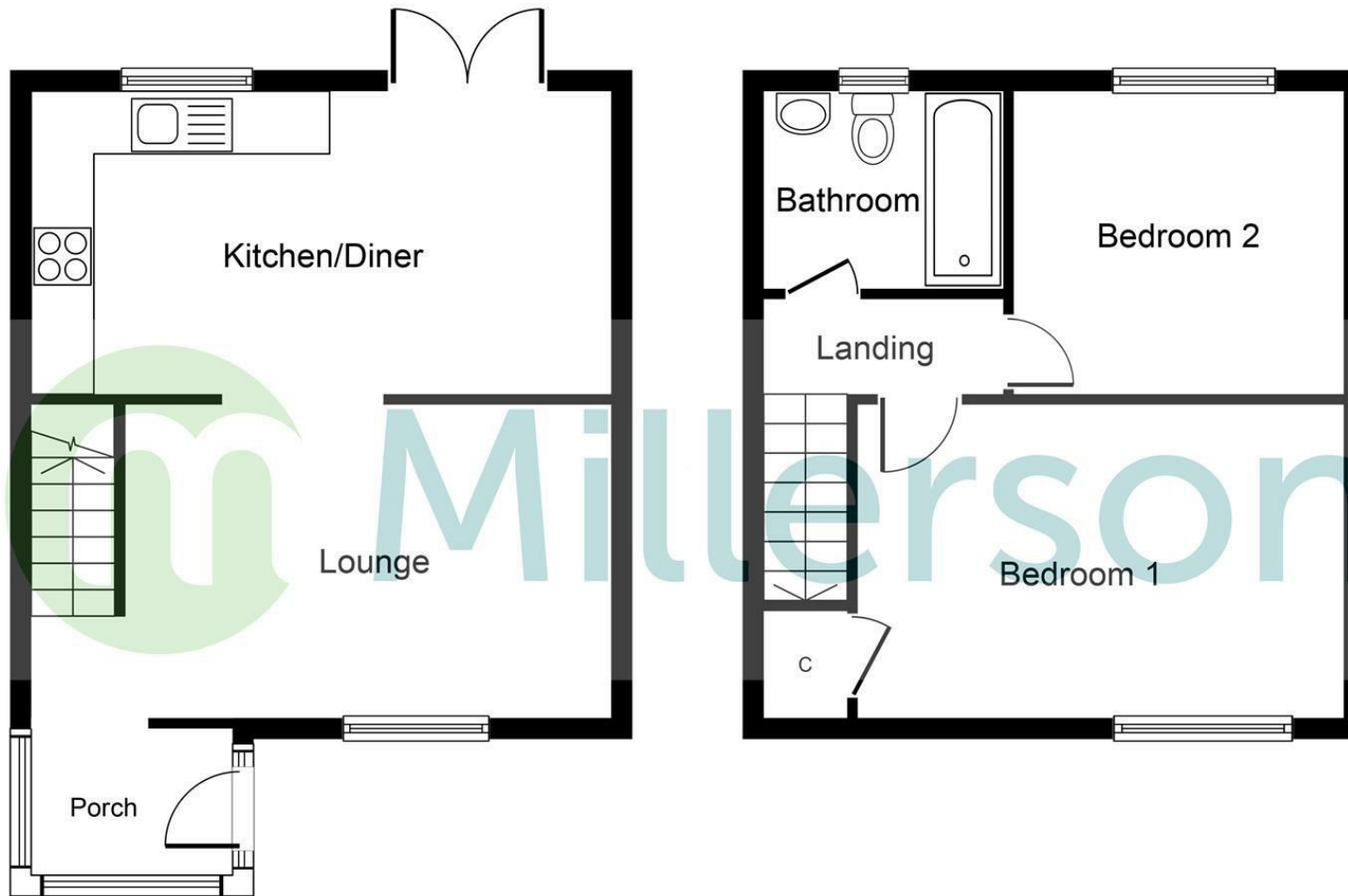
Cornwall Council. Council Tax Band B.

### SERVICES

Mains drainage, gas, electricity and water.







**Ground Floor**

**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

