



16 GENNYS CLOSE
O.I.R.O. £270,000

Three Bedroom Detached House with Garage & Parking
ST ANN'S CHAPEL, TAMAR VALLEY

MILLER TOWN & COUNTRY
exp UK



- » Three Bedroom Detached Home
- » Conservatory Extension to Rear
- » Garage & Parking
- » Light & Bright Throughout
- » Private Rear & Side Gardens
- » Lovely Oasis-Style Decked Side Garden
- » Double Glazing & Gas Central Heating

The Property

This lovely property offers light and airy accommodation with well proportioned rooms and occupies an enviable position at the end of the cul-de-sac.

The spacious sitting room has a southerly aspect and double glazed doors lead into the bright & practical dual aspect kitchen/dining room. Double french doors open into the rear conservatory which also faces south and overlooks the rear and side gardens. On the first floor are three bedrooms and a family bathroom.

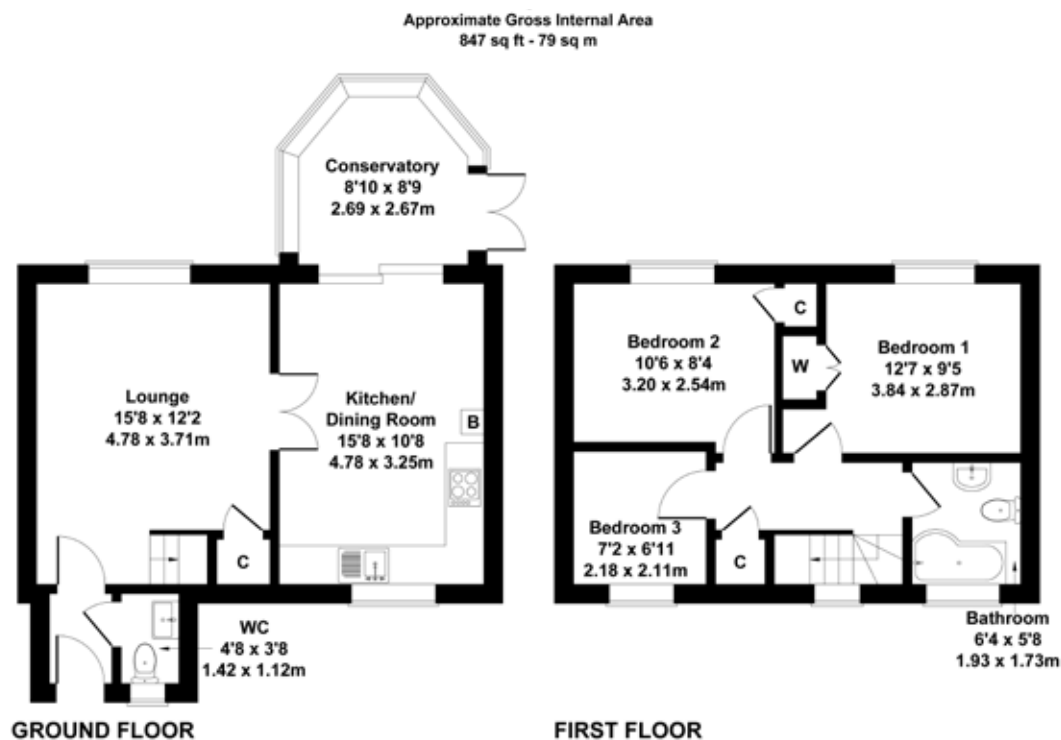


Outside

To the front is a driveway providing off road parking for two to three cars which gives access to the single garage. There is a small area of low maintenance garden to the front and a gate leading through to the rear and side gardens. The side and rear gardens have been landscaped for ease of maintenance with a raised, decked sun terrace and a gravelled seating area. The established shrubs and trees including magnolia, acer and rhododendron give an oasis-like feel and make for a great spot to enjoy the long summer evenings. A garden shed offers useful additional storage.







Not to Scale. Produced by The Plan Portal 2025
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Location

Situated at the end of this small close and enjoying a southerly aspect from the rear, the property sits on the edge of St Anns Chapel in the Tamar Valley with easy access to the neighbouring village of Gunnislake which offers a good range of amenities including a primary school, doctors' surgery and post office and stores. The nearby towns of Tavistock and Callington are also easily accessible offering more comprehensive shopping and schooling as well as a wide range of leisure facilities. Also nearby are St Mellion Golf and Country Club, open walks on Kit Hill or river walks at Cotehele, Halton Quay and Calstock, the latter also offering launching points for kayaking or paddle boarding. The maritime city of Plymouth is about 25 to 30 minutes way by car or by rail and the village is well served with a regular bus service.

KEY INFORMATION

| | | | |
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| | 3 Bedrooms | | EPC Rating: C (73) |
| | 1 Bathroom | | Council Tax Band: C |
| | 1 Reception Room | | Tenure: Freehold |
| | Single Garage & Driveway Parking for 2+ Cars | | Broadband: FTTP |
| | Not Listed | | Mobile Signal: Indoor likely, Outdoor likely |
| | Heating: Gas | | Not suitable for wheelchair users |
| | Utilities: Mains electricity, gas, water & drainage | | |
| | Restrictions: None known | | |
| | Easements, Wayleaves: None known | | |
| | Public Rights of Way: None | | |
| | Flooding: None known | | |
| | Notable Construction Materials: None known | | |
| | Building Safety Concerns: None known | | |
| | Mining Area: Yes, historic mining area | | |
| | Planning Permission / Proposed Developments: None known | | |

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