



Town • Country • Coast



Nuthatch Close

St Ann's Chapel, Gunnislake

Guide Price £199,950



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Nuthatch Close

St Ann's Chapel, Gunnislake

NO ONWARD CHAIN. Occupying a quiet cul-de-sac location within this sought after residential development with remaining NHBC Warranty, is this immaculately presented two double bedroom home. Well appointed Kitchen, family bathroom and downstairs cloakroom, together with enclosed rear gardens and private driveway parking.

The entrance hall leads into the light and airy living room, giving access into an attractively fitted modern kitchen/breakfast room with range of wall and base units, incorporating an electric oven, with gas hob and extractor over, space for white goods and wall cupboard housing mains gas fired central heating boiler. There is a useful downstairs cloakroom.

Stairs from the entrance hall leads to the first floor landing with two double bedrooms and a well appointed family bathroom.

Outside, an enclosed garden, with patio area, being an ideal great place for relaxing and entertaining.

The property benefits from a remaining NHBC Warranty ending in 2032.





Entrance Hall

Living Room

16'3" x 9'1" (4.96 x 2.79)

Kitchen/Breakfast Room

12'9" x 10'9" (3.89 x 3.29)

Cloakroom

First Floor Landing

Bedroom 1

12'7" x 9'10" (3.84 x 3.00)

Bedroom 2

12'7" x 9'2" (3.85 x 2.81)

Bathroom

Services

Mains water, electricity, drainage and gas.

Local Authority

Cornwall Council - Tax Band B

EPC

B84

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 and the train station with regular trains to and from the City of Plymouth. The area provides some idyllic country walks and scenery with the nearby National Trust Cotehele Estate and House providing a real draw for the area with its associated Mill by the River Tamar and tea rooms.

Directions

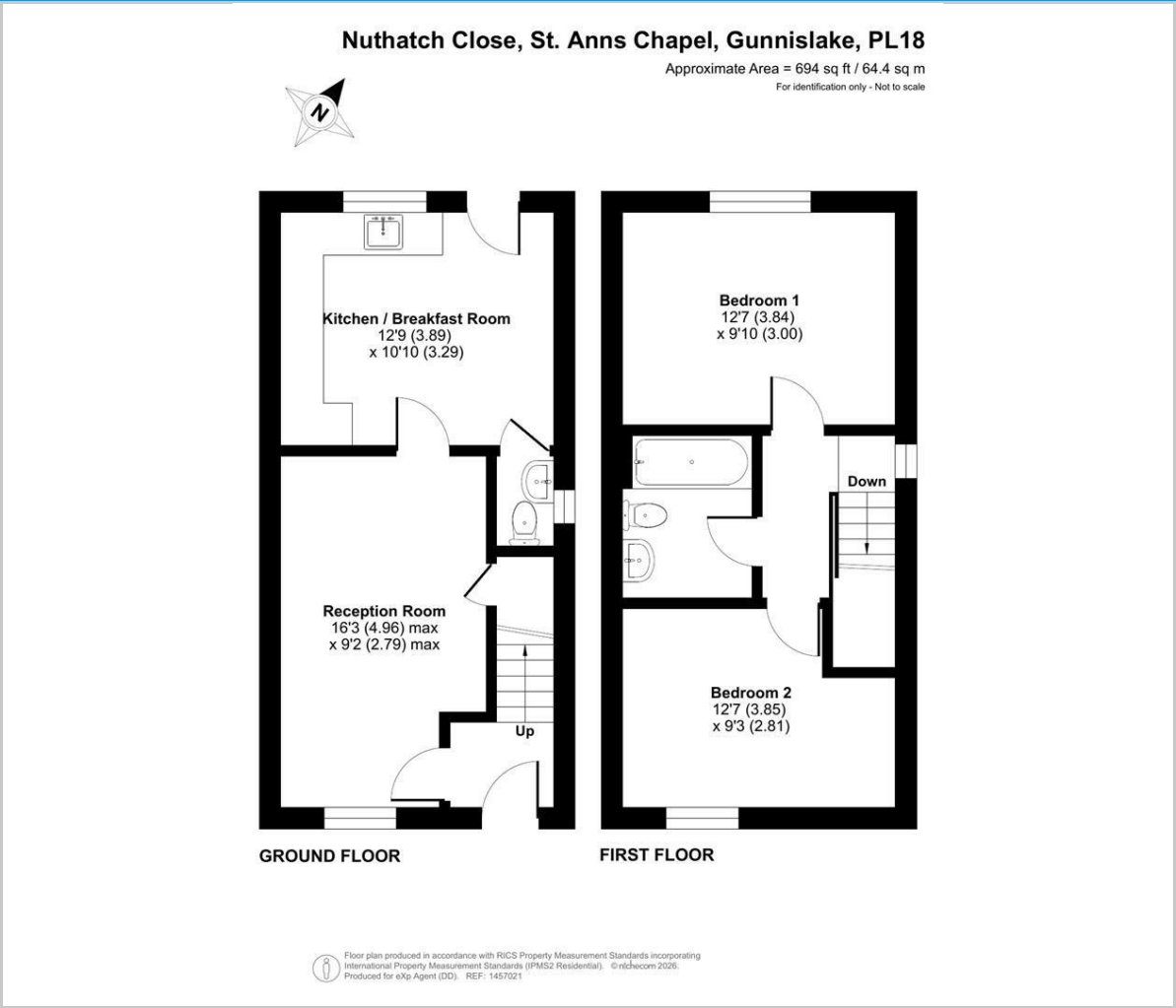
From the main road through St Ann's Chapel from Gunnislake, turn right into Buzzard Rise. Continue up the hill and turn left into Nuthatch Close. Turn into the close and the property will be found on the right hand side.

AGENTS NOTE

Agents Note - We understand there is an estate management charge of circa £265 per annum.



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.

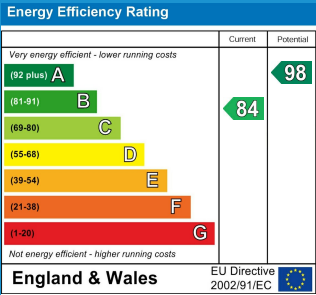
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Area Map



Energy Efficiency Graph



AML CHECKS

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