

St Anns Chapel, Gunnislake
PL18 9FJ

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ESTATE AGENTS

In excess of Price £190,000

This 2 double bedroom house is situated within a popular development within a cul de sac location The property offers spacious modern living and is offered with no onward chain. Benefiting from Gas CH, uPVC DG and parking. There is a generous enclosed garden to the rear. Viewing is essential.

- **Semi Detached House.**
- **Open Plan Kitchen**
- **Spacious Lounge/diner**
- **2 Double Bedrooms**
- **Enclosed Garden and Parking**
- **NO CHAIN**











The front Entrance door leads into the main Hallway, from which doors lead off to the ground floor accommodation. There is a generous Cloakroom with a front aspect window. A further door leads into the spacious Lounge/ Dining room, with French doors giving access out into the rear garden. The room also has a side aspect outlook and a generous built in under stairs cupboard. From here there is open plan access through to the Kitchen. This is in a modern Shaker style, with a range of wall and base units incorporating a built in oven, hob and stainless steel splash back with canopy over. There is space and plumbing for an automatic washing machine with further space for fridge/freezer. This room enjoys a front aspect outlook.

From the hallway the turned staircase leads to a small first floor Landing from which there is access to the roof space and doors lead off to the upstairs accommodation. Bedroom one is a spacious double room enjoying a front aspect outlook having ample room for furniture. Bedroom two is also a spacious double room with a rear outlook and far reaching countryside views. The Bathroom is front facing and has a modern suite with a panelled bath and shower over, pedestal wash hand basin and low level WC.

The ground floor is wheelchair friendly.









OUTSIDE

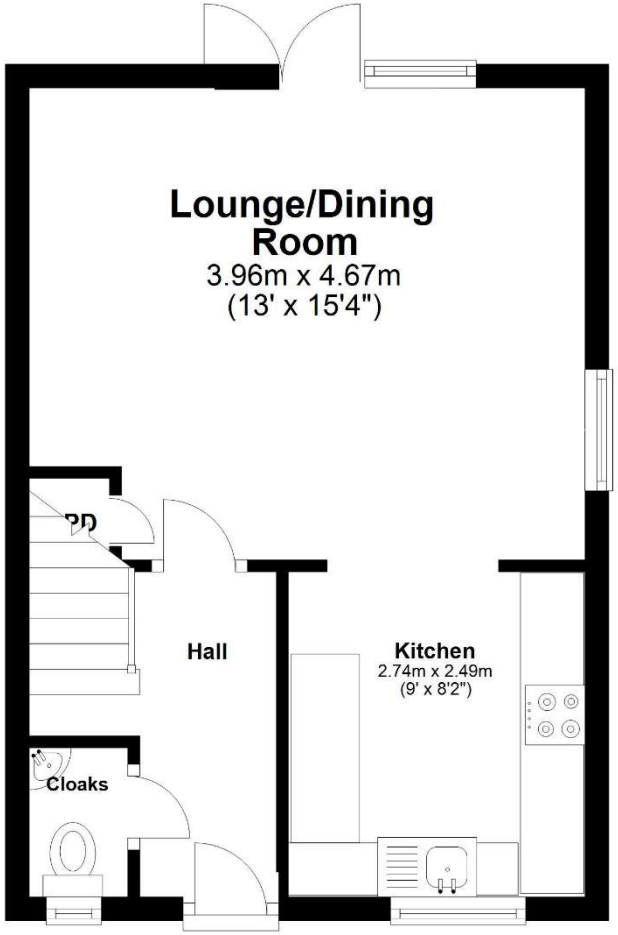
To the front of the property there is level access to the front door with a small low maintenance garden.Situated to the side is gated access to the rear garden and a position for the recycling. The rear garden is fully enclosed with a paved patio/seating area. A small number of steps leads down to the remainder of the garden which is mainly laid to lawn and enclosed with fencing making it pet and child friendly.

The property has an Allocated Parking space.

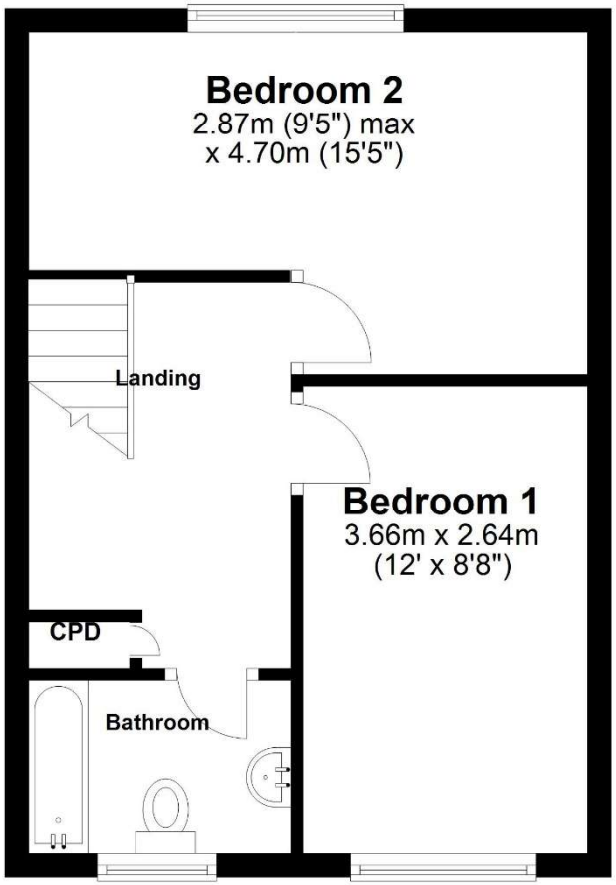
Services: Mains Electric, Gas, Water, Drainage.

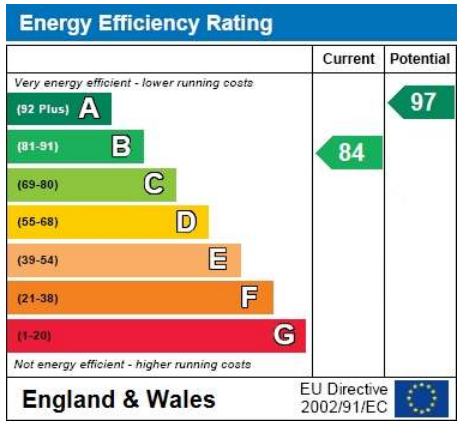
Council Tax: According to Cornwall Council the Tax Band is B

Ground Floor



First Floor





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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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