



Town • Country • Coast



Raven Close,  
St Anns Chapel, Gunnislake  
Guide Price £269,950





## Raven Close, St Anns Chapel, Gunnislake

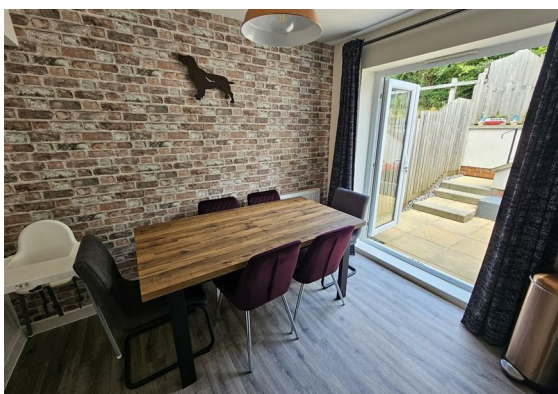
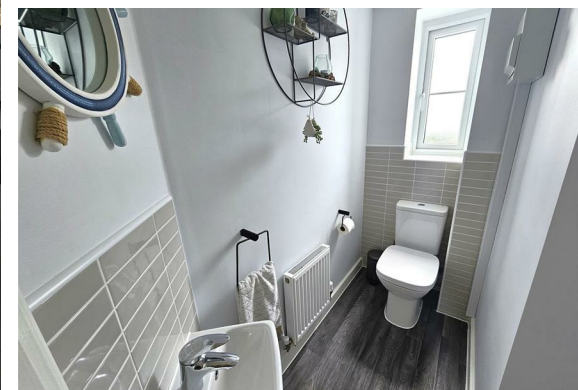
Offering stunning views across the Tamar Valley and over to Plymouth Sound, is this beautifully presented three bedroom semi-detached home, located in a cul-de-sac on a popular modern estate in St Ann's Chapel, with a garage, driveway parking, enclosed rear garden together with a summer house.

A good size lounge provides a perfect place for family living and enjoys the countryside views from the front aspect. This leads into the kitchen/diner, where there is a beautifully finished fitted kitchen and dining area, perfect for family meals or entertaining, with patio doors out onto the garden. There is also a useful downstairs WC.

Upstairs, the master bedroom enjoys views across to Plymouth Sound and boasts an en-suite shower room. The second bedroom is a double in size and there is a single bedroom as well. There is also a family bathroom with bath, toilet and basin.

Outside, there is a sunny patio with a separate, private decked area. Steps lead up to a lawn, where there is a large summer house, currently utilised as a home gym.

To the side of the property is a single garage with light and power and a rear door to the back garden. An EV charging point is located to the front, with driveway parking.







## Entrance Hall

## Downstairs WC

## Living Room

14'10" (max) x 12'7" (max) (4.54 (max) x 3.84 (max))

## Kitchen/Diner

15'11" x 9'8" (4.87 x 2.97)

## Bedroom 1

12'7" (max) x 9'10" (3.86 (max) x 3.01)

## Bedroom 2

9'6" x 8'3" (2.91 x 2.53)

## Bedroom 3

9'0" x 6'2" (2.75 x 1.88)

## Bathroom

6'1" x 3'6" (1.87 x 1.07)

## Tenure

Freehold

## EPC

B/84

## Council Tax Band

B

## Services

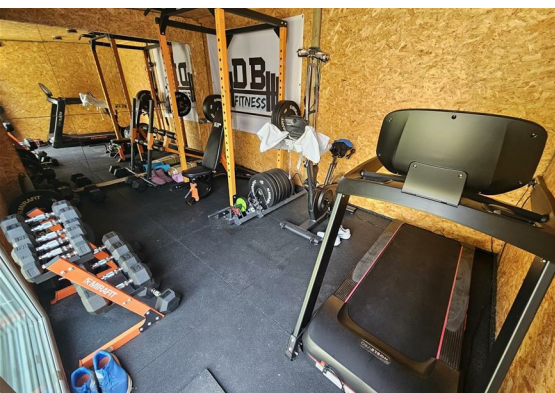
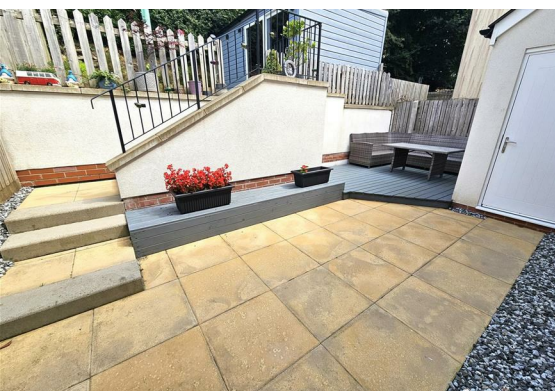
Mains gas, electricity, drainage and metered water.

## 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, two pre-schools and the train station with regular trains to and from the City of Plymouth.

## Directions

From Gunnislake, proceed up the hill, passing the railway station on your left. After a short distance, turn right into Buzzard Rise and then turn right into Raven Close. The property can be found a third of the way down on the left.





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

