



9 Edgecombe Way, St Anns Chapel, Gunnislake
PL18 9HJ



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E S T A T E A G E N T S

Guide Price £330,000

St Anns Chapel is a small village close to the Tamar Valley a designated area of outstanding natural beauty. Local amenities and facilities include a nearby shop, public house/restaurant, bus service, well regarded primary school and train station. Greatly improved throughout. VIEWING IS A MUST.

- Greatly Improved Detached Bungalow
- Refurbished modern Kitchen/Dining room
- Light and airy Lounge over looking the Green
- 3 Bedrooms
- Shower room and Cloakroom
- Garage, Parking and manageable Gardens



The property is situated within a semi-rural cul-de-sac of 15 - 20 individual bungalows, situated on the edge of the village of St Anns Chapel. You approach the bungalow via the driveway suitable for 3/4 vehicles and a pathway leads up to the steps giving access to the storm porch and entrance door. The welcoming Hallway has a radiator, offers access to the accommodation and there is a useful storage cupboard with shelving. The Cloakroom comprises of a low level WC, wash hand basin, modern brick style tiling to the walls, radiator and window facing to the side. The Shower room comprises of a low level WC, vanity unit, a large walk-in shower cubicle housing the waterfall shower heads. Shaver point, tiling to the walls, frosted window facing to the side, extractor. There are 3 Bedrooms, Bedroom 1 and double bedroom and is a lovely light and airy room. It faces to the front with a pleasant outlook across the green and has a radiator. Bedroom 2 is a double bedroom having a window facing to the rear over looking the attractive rear garden and has a radiator. Bedroom 3 has a window facing to the rear and a radiator.

The spacious Lounge has a windows facing to the front with attractive views across to the green and stretching across to the countryside. Fireplace recess an ideal choice for candles or ornaments, recess area to either side of the chimney breast and radiators. The good sized Kitchen/dining room has been refurbished and includes a range of wall and base units, pan drawers, glass fronted cabinets and square edged worktop surfaces. Integrated appliances include a 4 ring induction hob with splashback, eye level oven/grill, built in fridge freezer and dishwasher. There is plumbing and space for a washing machine, space for a table and chairs, window facing to the rear and radiator. Internal door leads out to the lobby area where internal access to the garage can be found. There are 2 storage cupboards on of which houses the central heating and hot water boiler.



OUTSIDE

The Garage has a metal electric operated door, space for white goods window on the side with power and light and rear door.

Outside to the front there is a driveway and parking area. The front garden has lawns, hedging and flower and shrub beds. There is a central gravel finished area edged with stones and shrubs. To the rear there is an outside tap, pathway, paved raised patio ideal for outside dining. There are pebble finished areas with mature shrubs, lawned bank, spring flowers. The garden is enclosed with fencing and there is a shed.

Services:- Electric, water and drainage, LPG gas central heating.

Council tax:- According to Cornwall Council the Tax Band is D.

Agents Note: The property is on a Community Bus route.



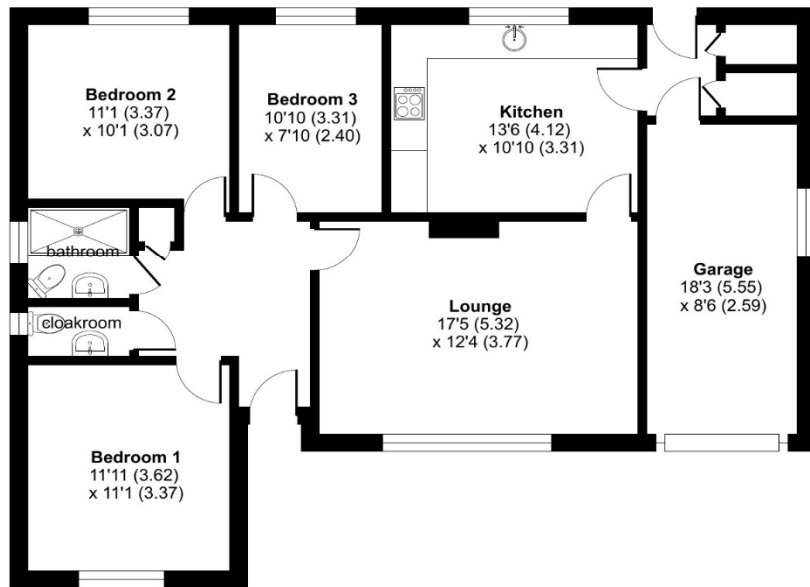
St. Anns Chapel, Gunnislake, PL18

Approximate Area = 918 sq ft / 85.2 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1066 sq ft / 98.9 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Dawson Nott Ltd. REF: 1452785

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

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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.

