



Town • Country • Coast



St. Andrews Close
Calstock

Guide Price £233,000



2



1



1



St. Andrews Close

Calstock

Enjoying superb views towards Calstock and the River Tamar is this 2 double bedroom house, spacious living accommodation, front and rear gardens which are a particular sun trap, with decked terrace.

The accommodation which is very well presented comprises an entrance hall, with stairs rising to the first floor and door into the kitchen/diner, with a range of wall and base units, with solid wood worktops, inset ceramic hob with electric oven, space for washing machine and single drainer sink unit. Space for fridge/freezer, with enough space if an American style fridge/freezer is required. The sitting room is a light and airy room with fireplace housing a woodburning stove and patio doors to the rear terrace. A further door leads to the rear porch with built-in storage cupboard, utility room and boiler cupboard, housing a wall mounted combination LPG gas fired boiler.

On the first floor are two double bedrooms, one with built-in wardrobe and a well fitted bathroom with bath, vanity basin and WC.

Outside, to the front of the property is a small easy to maintain garden area. To the side of the house is access into the rear garden, which is paved for ease of maintenance, and enjoys views, LPG bottle store and decked terrace with space for storage beneath.





Entrance Hall

Kitchen
13'6" x 9'10" (4.12m x 3.00m)

Sitting Room
16'9" x 9'4" (5.11m x 2.87m)

Rear Porch

Utility Area

Boiler Room

First Floor Landing

Bedroom 1
13'6" x 9'10" (4.12m x 3.02m)

Bedroom 2
9'11" x 9'3" (3.04m x 2.83m)

Bathroom
6'3" x 5'6" (1.93m x 1.70m)

Services

Mains water, electricity and drainage. LPG gas central heating.

EPC

TBC - Commissioned

Tenure

Freehold

Local Authority

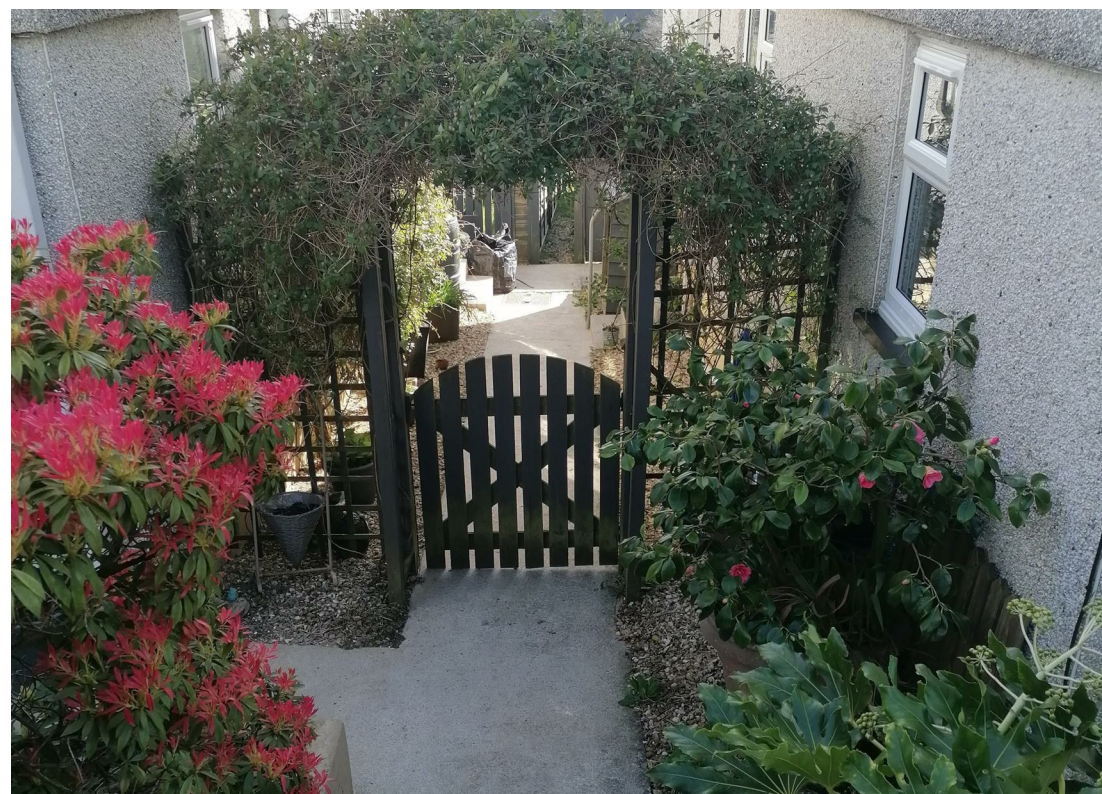
Cornwall Council - Tax Band B

Situation

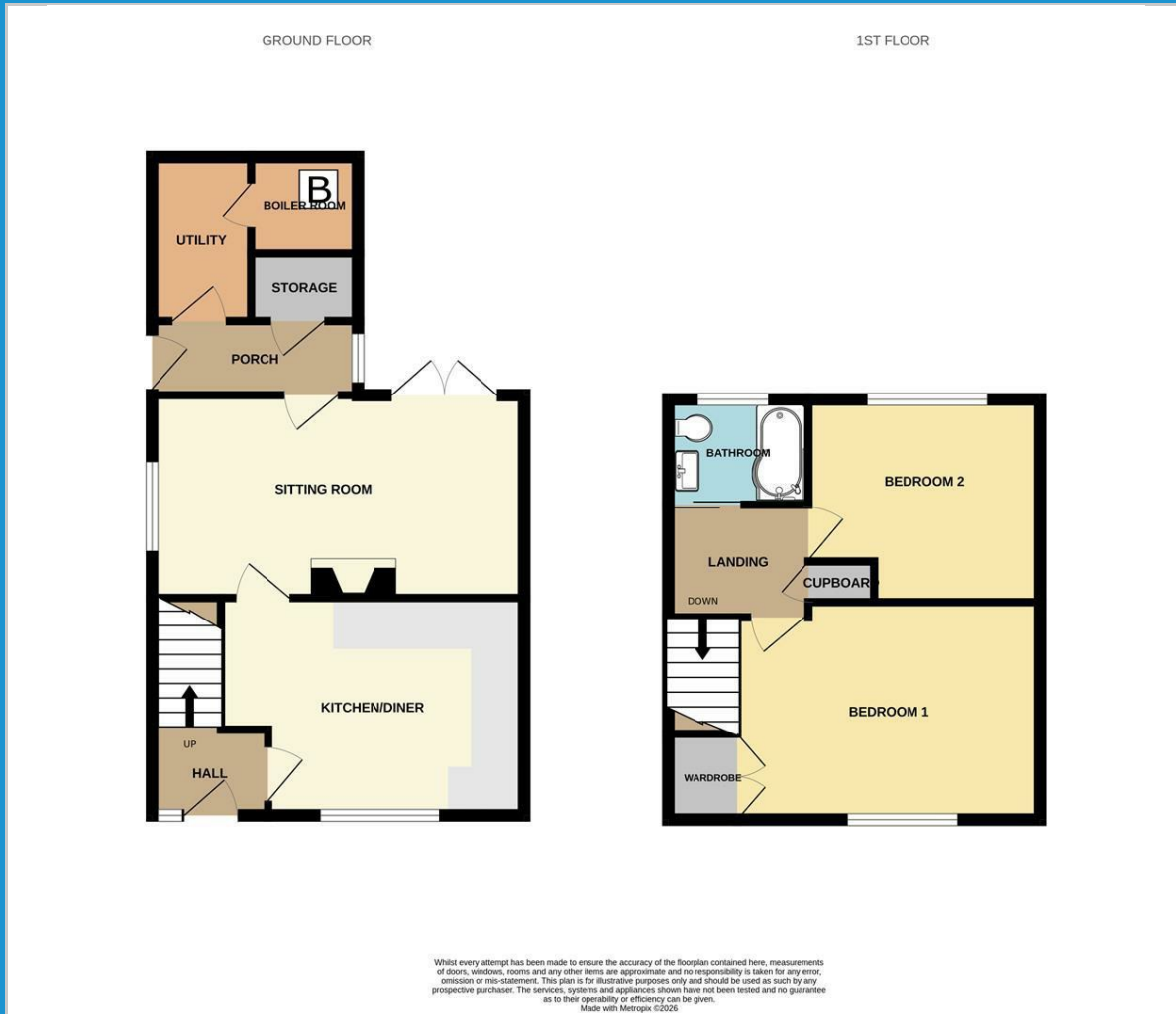
The popular village of Calstock sits on the banks of the River Tamar and offers a thriving social community with a wide range of events in the village hall and Calstock Art Centre, plus 2 public houses, a coffee shop and a social club in addition to a rail link to Plymouth and a regular bus service to Plymouth and Callington. The property is also within easy access of the two neighbouring towns of Callington and Tavistock, with Launceston, Saltash and the maritime city of Plymouth being easily accessible. The area is renowned for its attractive countryside, pleasant walks, and access to the river for anyone who enjoys boating or canoeing/kayaking.

Directions

From Tavistock, follow the A390 to Gunnislake and take the turning after the train station to Calstock, just before the Asda Express Garage. Follow this road through Albaston and turn right at St Andrew's Church into Church Hill, proceed down this road and St Andrews Close is the second turning on the right. The property will then be found on your left.



Floor Plan



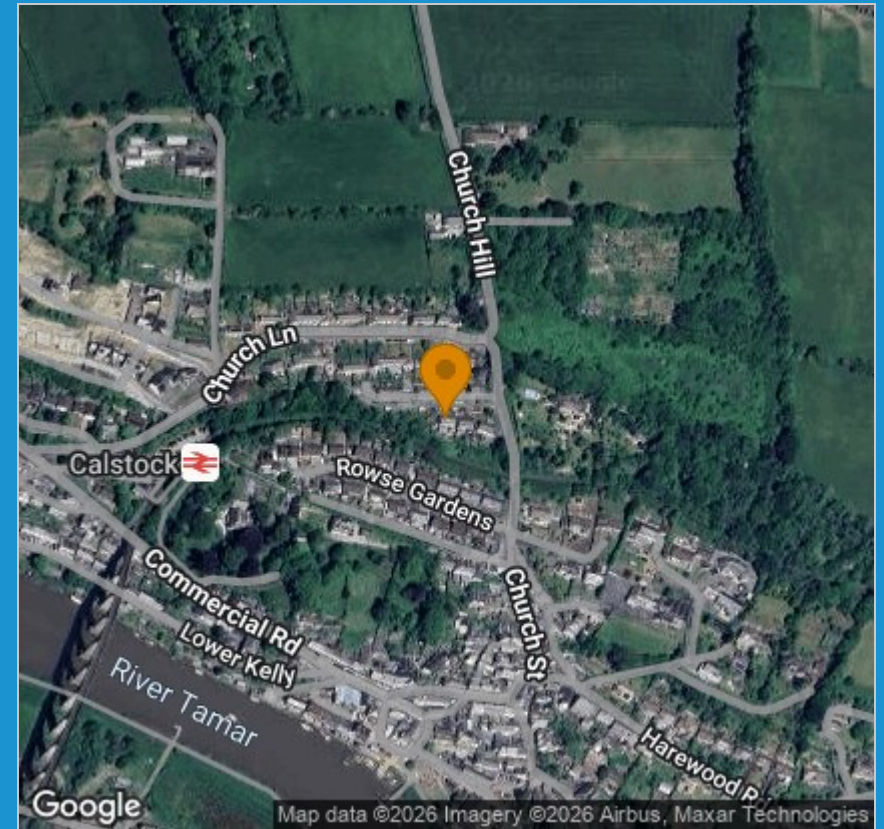
Viewing

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

