

St Anns Chapel, Gunnislake
PL18 9EF

Guide Price £260,000
Freehold

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Situation:- St Anns Chapel is a small village close to the Tamar Valley which is 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. Many recreational pursuits nearby

Description:- The property is approached via the driveway, pathway and steps leading up to the front Porch. On entering the bungalow into the Hallway there are two frosted encased windows to the side elevation, a storage cupboard and an airing cupboard housing the hot water tank and shelving. The Lounge is a nice light room, with windows facing the front, having lovely views across surrounding and far reaching countryside including the River Tamar and beyond. The main feature of this room is the fireplace which includes a fire and there is ample room for reception furniture. The Kitchen/ Dining room is a good size space and includes units, worktop surfaces, double oven, plumbing for washing machine and space for a dishwasher. Door and window to the rear elevation. The dining area has space for a table and chairs and further furniture.

From the Hallway an internal door opens to the Inner Hallway which gives access to the Bedrooms and the Bathroom. Bedroom one is a double bedroom with a double aspect. Bedroom two is a double bedroom and the facing the rear overlooking the garden. Bedroom three faces to the side elevation. The bathroom includes a low level WC, wash hand basin, bath with electric shower over and has a frosted window facing to the side elevation. Heated towel rail and an electric heater.

Outside:- To the front of the property there is a driveway which leads up to the Garage. The front garden is mainly laid to slate chippings and has a paved patio. The rear has a raised walled garden and greenhouse and can be accessed from the side.

Services:- Mains. Electric, Water & Drainage

Council Band:- According to Cornwall Council the band is D.

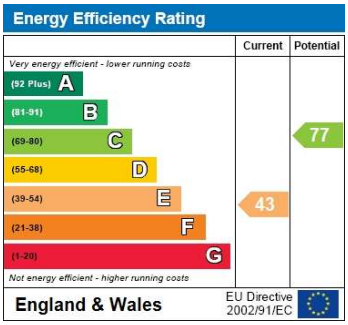












AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are 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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