



Buzzard Rise

St. Anns Chapel, Gunnislake

Guide Price £325,000



3



1



1



B

## Buzzard Rise

St. Anns Chapel, Gunnislake

This beautifully presented, three bedroom detached home is situated in a popular location within close proximity of the A390 allowing great access to the nearby town of Callington, Gunnislake train station and transport links beyond. The property includes a downstairs cloakroom WC, master bedroom with ensuite, garage and parking and an enclosed rear garden.

On the ground floor, you will find a generous living room with multiple windows letting in plenty of natural light, and an open plan kitchen/dining room with a good number of wall and base units as well as plenty of space for a dining table, ideal for family dinners or entertaining. Patio doors lead out to the garden. There is also a useful downstairs WC.

Upstairs, there are three well appointed bedrooms. A master with en-suite shower room, WC and basin, a second double bedroom and a good sized single bedroom, currently being utilised as an office.

Outside, the beautifully maintained garden boasts a large patio area, ideal for al fresco dining and sitting in the sunshine, as well as tiered lawned areas. A path leads around the side of the house to the detached garage accessed via a communal driveway and parking. The property benefits from 6 years remaining on the NHBC warranty.





### Entrance Hall

### Living Room

16" x 10'7" (4.88m x 3.23m)

### Kitchen/Diner

16'1" (max) x 9'1" (4.90m (max) x 2.77m)

### Downstairs WC

3'2 x 4'10 (0.97m x 1.47m)

### Master Bedroom

10'9 x 11'2 (3.28m x 3.40m)

### En-suite

7'6 x 4'5 (2.29m x 1.35m)

### Bedroom 2

9'4" x 8'1" (2.84m x 2.46m)

### Bedroom 3

9'3" x 7'5" (2.82m x 2.26m)

### Bathroom

6'6" x 4'11" (1.98m x 1.50m)

### Tenure

Freehold. There is a maintenance charge of approximately £160 per annum for the upkeep of communal areas and green spaces on the estate.

### Services

Mains gas, electricity, drainage and water.

### EPC

B/83

### Council Tax Band

D

### Situation

St Anns 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 and the train station with regular trains to and from the City of Plymouth. The area provides some idyllic country walks and scenery with the nearby National Trust Cotehele Estate and House providing a real draw for the area with its associated Mill by the River Tamar and tea rooms.

### Directions

Proceed along the A390 from Tavistock passing through Gunnislake, as you rise up the hill and enter St Ann's Chapel, turn right into Buzzard Rise and the property is the first house on the left.



## Floor Plan



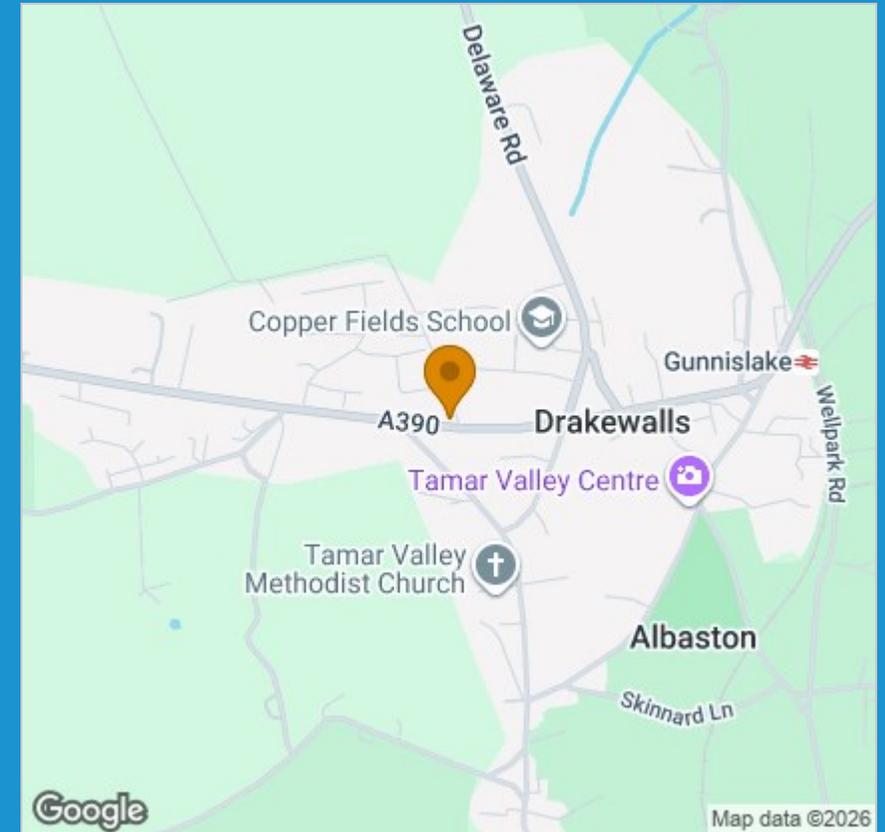
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

