



**St Anns Chapel, Gunnislake**

**PL18 9FP**



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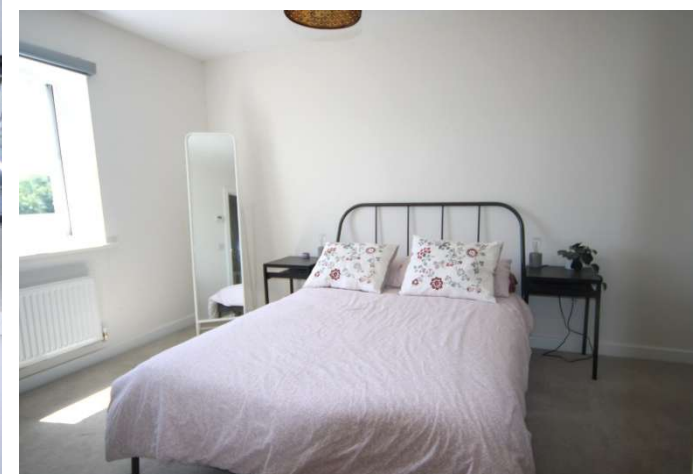
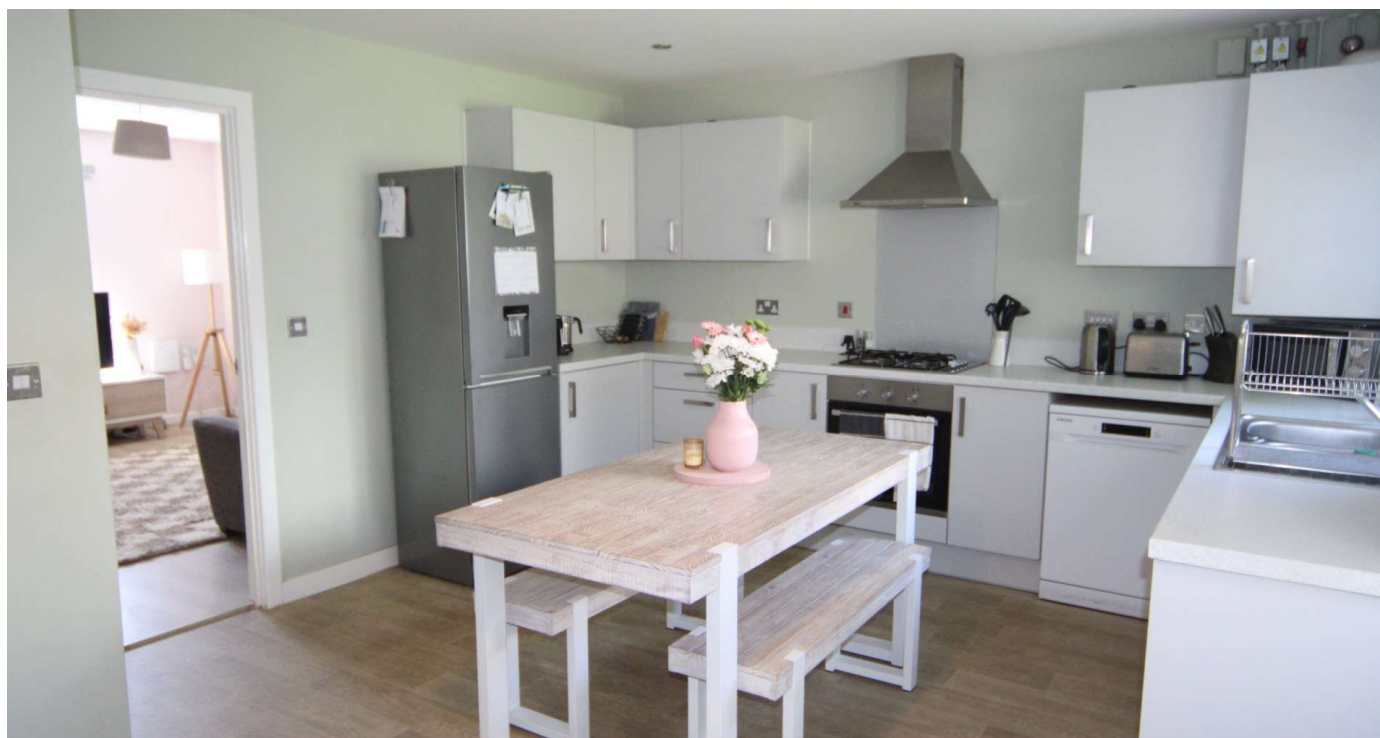
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ESTATE AGENTS

## Guide Price £260,000

**Situation:** - 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. Many recreational pursuits nearby.

- Good size Modern Semi Detached House
- Large Kitchen/Diner/family room with built in oven and hob
- 3 Bedrooms (2 double)
- Attractive Corner plot Gardens
- Parking for 2 vehicles
- NO ONWARD CHAIN



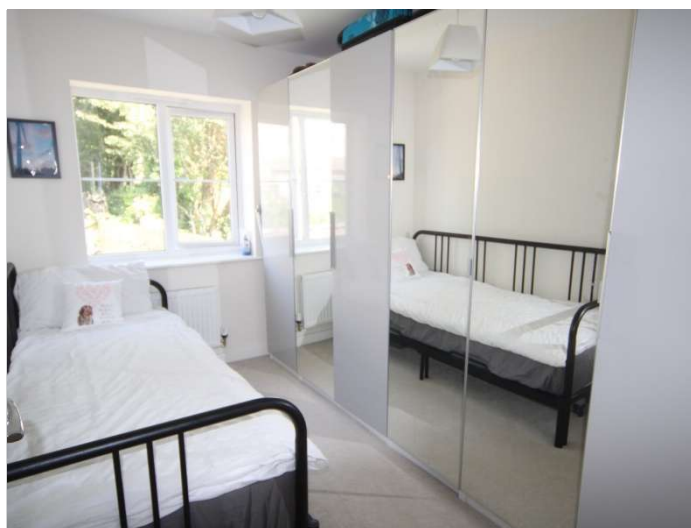
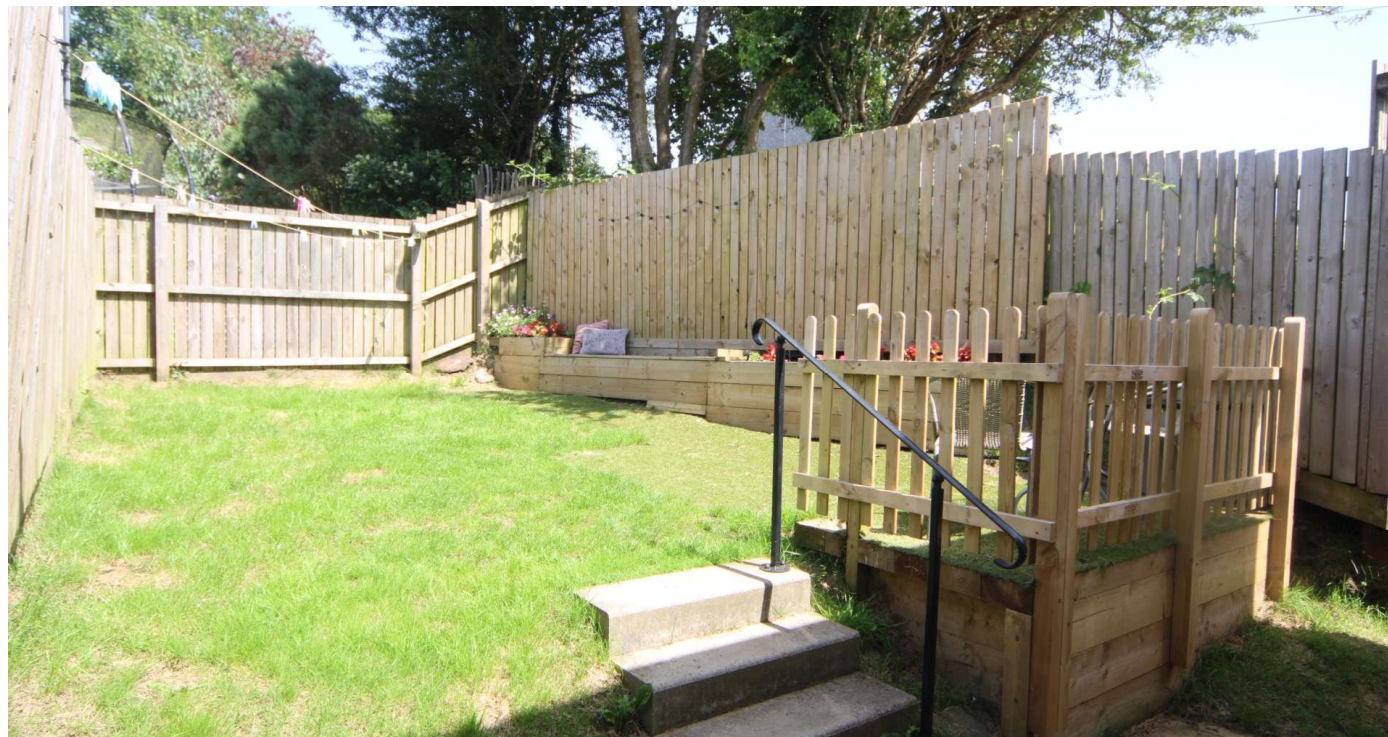
The property is approached via the driveway with a level paved area to the main entrance door. This provides access through to the Hallway with a radiator and stairs rising to the first floor. An internal door leads into the nice sized Lounge, which has a useful under stairs storage cupboard, a window facing the front elevation and ample room for reception furniture. A further door then opens to the good sized Kitchen/Dining/family room which is fitted with a range of wall and base units, drawer space and pan drawers, work top surfaces and matching splash backs. There is under unit space and plumbing for a washing machine and dishwasher and a cupboard housing the central heating and hot water boiler. Four ring gas hob with an electric oven beneath and a stainless canopy above incorporating the extractor, plus space for an upright fridge/freezer. There is an area suitable for a table and chairs, radiator and windows over looking the garden, with a rear door providing access to the garden. The downstairs Cloakroom comprises of a low level WC, wash hand basin and radiator.

On the first floor the Landing has a radiator, provides access to the Loft and access through to the bedrooms and bathroom.

Bedroom One is a double bedroom with a radiator and a window facing to the rear, over looking the garden. Bedroom Two is another double bedroom with a window that faces to the front, providing lovely views across to Dartmoor. Bedroom Three is a good sized single bedroom, positioned to the rear of the house with a window that over looks the rear garden. The family Bathroom has a suite that comprises of a low level WC, wash hand basin and a bath with a bar shower over. It has part tiling to the walls, a heated towel rail, a shaver point and a frosted window facing to the front.

The property benefits from gas central heating, uPVC double glazing and is still covered under the NHBC guarantee.

Viewing Highly Recommended



## OUTSIDE

To the front there is allocated parking for 2 vehicles. The front garden has a shrubbery area, and a lawn. To the side a pathway leads to a gate providing access to the rear garden.

To the rear there is a patio terrace, lawn, raised flower beds and a timber seating area. The garden has an outside tap and is enclosed with fencing. A side pathway leads back to the gate and the front of the property.

Services:- Mains Electric, Gas, Water and drainage.

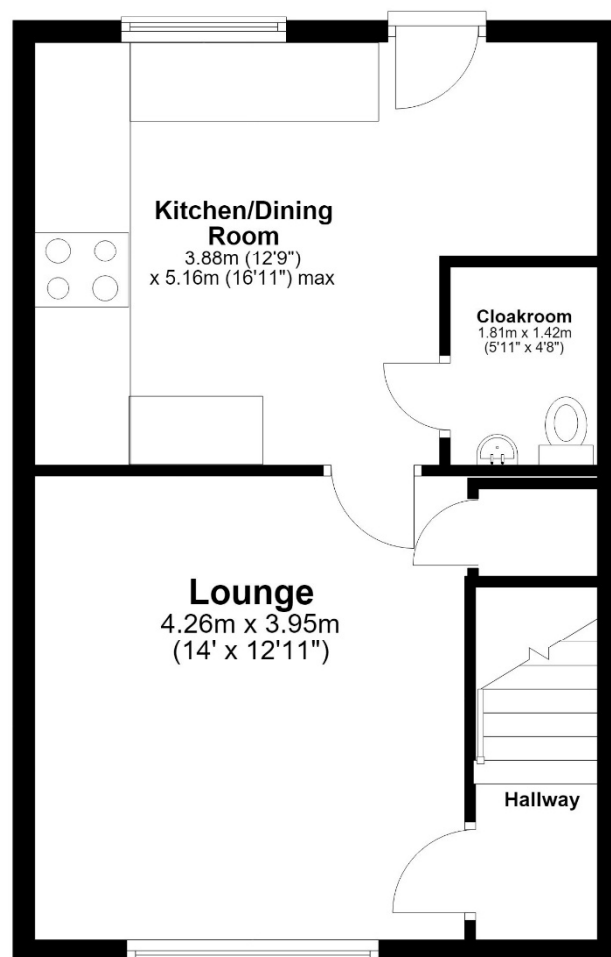
Council Tax:- Band B

Service Charge:- £194.40 per year

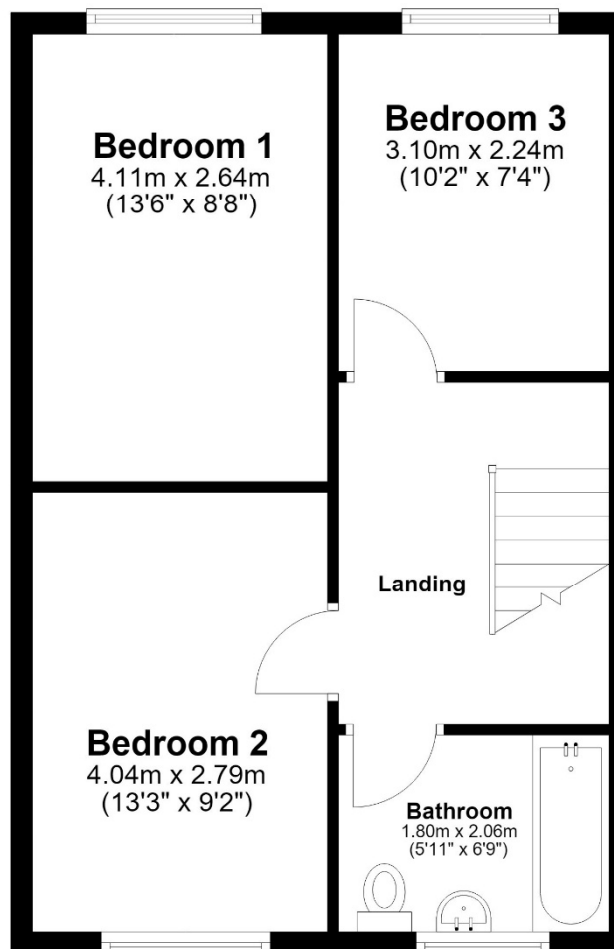
Note:- The vendor has advised that the washing machine, dishwasher, fridge freezer, wardrobes and blinds are ALL included within the sale.



## Ground Floor



## First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 Plus) <b>A</b>                          |         | 97                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.

