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Freehold : Council Tax Band C
EPC Rating B

Turnpike, St Ann's Chapel, Gunnislake

BELVOIR!

Guide price £260,000



Key Features

- > Modern Fully Serviced Gas Combi Boiler With Wireless Thermostat
- > Various Modern Designer Radiators Throughout
- > Designer Electrical Switches & Sockets Inc USB Connections
- > Partially Boarded Loft With Concealed Ladder
- > All Windows & Doors Serviced To A High Standard

An immaculately presented three bedroom townhouse enjoying stunning southerly views across the Tamar Valley and towards Plymouth.

This beautifully maintained home offers spacious and versatile accommodation set across three floors, alongside an integrated garage and a stylish contemporary finish throughout.

The ground floor comprises a welcoming entrance hallway, a generous downstairs cloakroom and a versatile reception room which could also serve as a fourth bedroom, home office or playroom. This room also benefits from fitted storage, a useful utility area and direct access to the rear garden. The integral garage has been thoughtfully upgraded with fireproof plasterboard throughout, remote controlled electric roller door, water supply, electrical sockets, LED strip lighting and fitted workbench, making it ideal for storage, hobbies or workshop use.



On the first floor, the impressive contemporary kitchen/diner has been fitted to a high standard and features plinth lighting, under cupboard LED panel lighting, composite sink, corner carousel storage, Neff 'Hide and Slide' oven, induction hob, integrated extractor and integrated fridge freezer. Premium Evo Core waterproof plank flooring completes the space beautifully. Also on this level is a bright and spacious living room with feature wall panelling, a built-in desk area ideal for home working and breathtaking far-reaching views across the Tamar Valley Area of Outstanding Natural Beauty and beyond towards Plymouth.

The second floor comprises a stylish 'hotel style' family bathroom fitted with LED downlights, built-in vanity unit, high quality marine ply wall panelling, wall hung toilet with concealed cistern, walk-in shower cubicle with power shower, a powerful extractor fan fitted within the roof space and premium Evo Core waterproof plank flooring. There are two generous double bedrooms, with the principal bedroom enjoying the spectacular views, alongside a well-proportioned single bedroom.

Externally, the property benefits from a pretty south-facing rear garden featuring a patio seating area, lawn and side access, providing an ideal space for relaxing or entertaining.

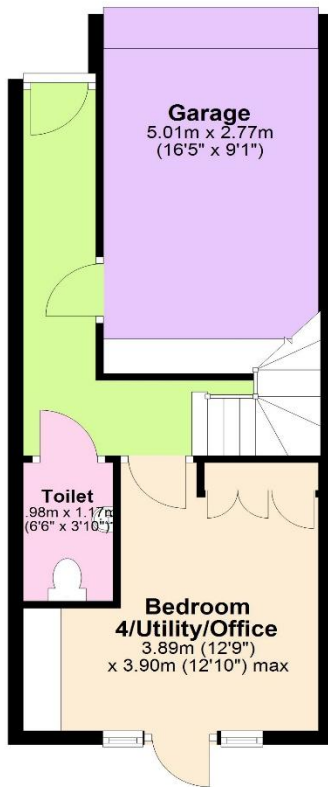
This exceptional home combines contemporary styling, versatile living space and outstanding views, making it a superb opportunity for families or buyers seeking a high quality home in a desirable setting.

The property is situated within the popular village of St Ann's Chapel, near Gunnislake, in the heart of the beautiful Tamar Valley Area of Outstanding Natural Beauty. The area is renowned for its stunning countryside, woodland walks, rich mining heritage and spectacular scenery stretching along the Devon and Cornwall border. St Ann's Chapel and nearby Gunnislake offer a range of everyday amenities, local pubs, countryside walks and access to the scenic Tamar Valley railway line connecting through to Plymouth. The area is particularly popular with walkers, families and those seeking a quieter lifestyle whilst remaining within convenient reach of larger towns and transport links.

Nearby attractions include the well-known Tamar Valley Donkey Park, the picturesque village of Calstock with its famous viaduct, and a variety of riverside walks and outdoor pursuits throughout the valley.

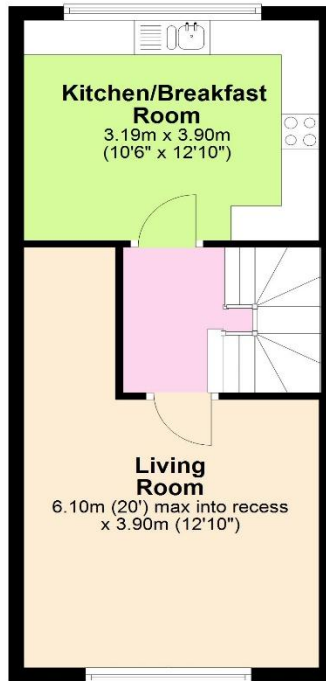
Ground Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



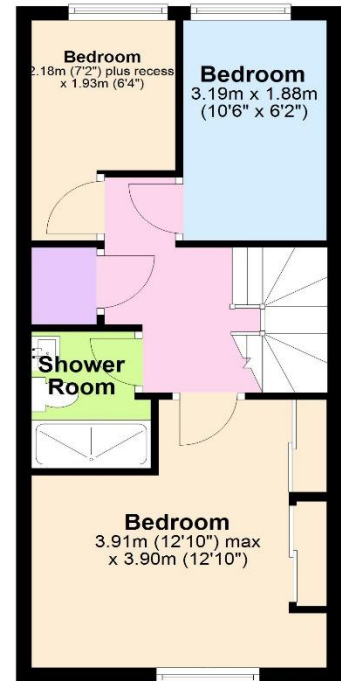
First Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



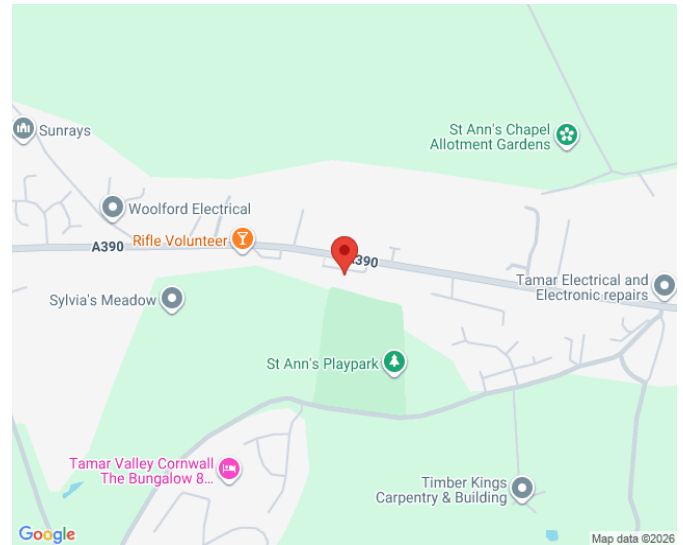
Second Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 111.6 sq. metres (1200.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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