



Town • Country • Coast



## Buzzard Rise

St. Anns Chapel, Gunnislake

Guide Price £295,000



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## Buzzard Rise

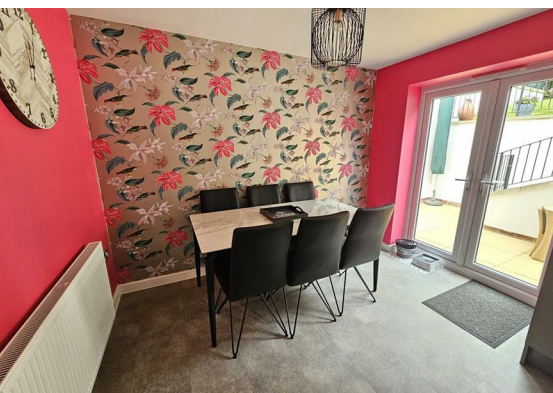
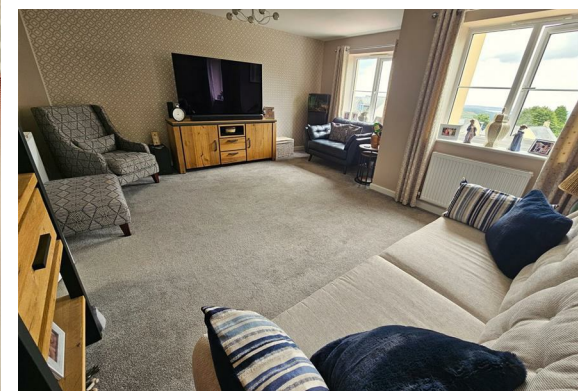
St. Anns Chapel, Gunnislake

Stylishly presented and beautifully maintained is this three bedroom, two bathroom semi-detached modern family home, with integral garage, driveway parking for several cars and attractive landscaped gardens with private terrace to the rear. Enjoying spectacular views across countryside, Plymouth Sound and moors, warranting a full viewing to appreciate.

On the ground floor there is an entrance hallway with a well appointed downstairs shower room, plus a large built in storage cupboard. A further door opens into the integral single garage. At the far end of the hallway are stairs to the first floor landing. On the first floor there is a spacious sitting room enjoying views toward Plymouth Sound. Overlooking the rear patio and garden is a modern kitchen/diner with a range of eye and base units in attractive gloss with integrated appliances including washing machine, dishwasher, fridge/freezer and electric oven with 5 ring gas hob. Again this room is a great size and the dining area sits in front of French doors taking you out into the garden. Off the landing is a family bathroom with a modern suite.

On the second floor there are three generous bedrooms and a separate cloakroom with WC. The master bedroom is a fantastic size offering ample space with built-in wardrobes to one wall. To one corner is a door into the ensuite shower room with double shower enclosure. Bedroom two is another double and bedroom three is a small double both enjoying fantastic views.

Externally there is a driveway in front of the garage and gravelled parking area, with side access and steps up to the garden. A patio terrace for dining al fresco and steps up to the rear lawned garden, further steps to a terrace enjoying the views and ideal for entertaining. The property has the remainder of its NHBC new build warranty.





### Entrance Hall

**Ground Floor Shower Room**  
3'1" x 12'11" (0.94 x 3.96)

### First Floor Landing

**Kitchen/Dining Room**  
15'11" x 10'3" (4.86 x 3.13)

**Sitting Room**  
16'0" x 15'10" max. (4.89 x 4.85 max.)

**Bathroom**  
5'6" x 6'4" (1.70 x 1.94)

### Second Floor Landing

**Bedroom 1**  
13'11" x 10'5" (4.25 x 3.20)

**Ensuite Shower Room**  
6'7" x 5'0" (2.03 x 1.53)

**Bedroom 2**  
12'8" x 8'4" (3.87 x 2.55)

**Bedroom 3**  
11'8" x 7'3" (3.58 x 2.22)

**Cloakroom**  
4'10" x 2'9" (1.49 x 0.86)

**Integral Garage**  
18'11" x 8'4" (5.77 x 2.56)

**Services**  
Mains water, electricity, drainage and gas.

**Local Authority**  
West Devon Borough Council - Tax Band C

**EPC**  
B84

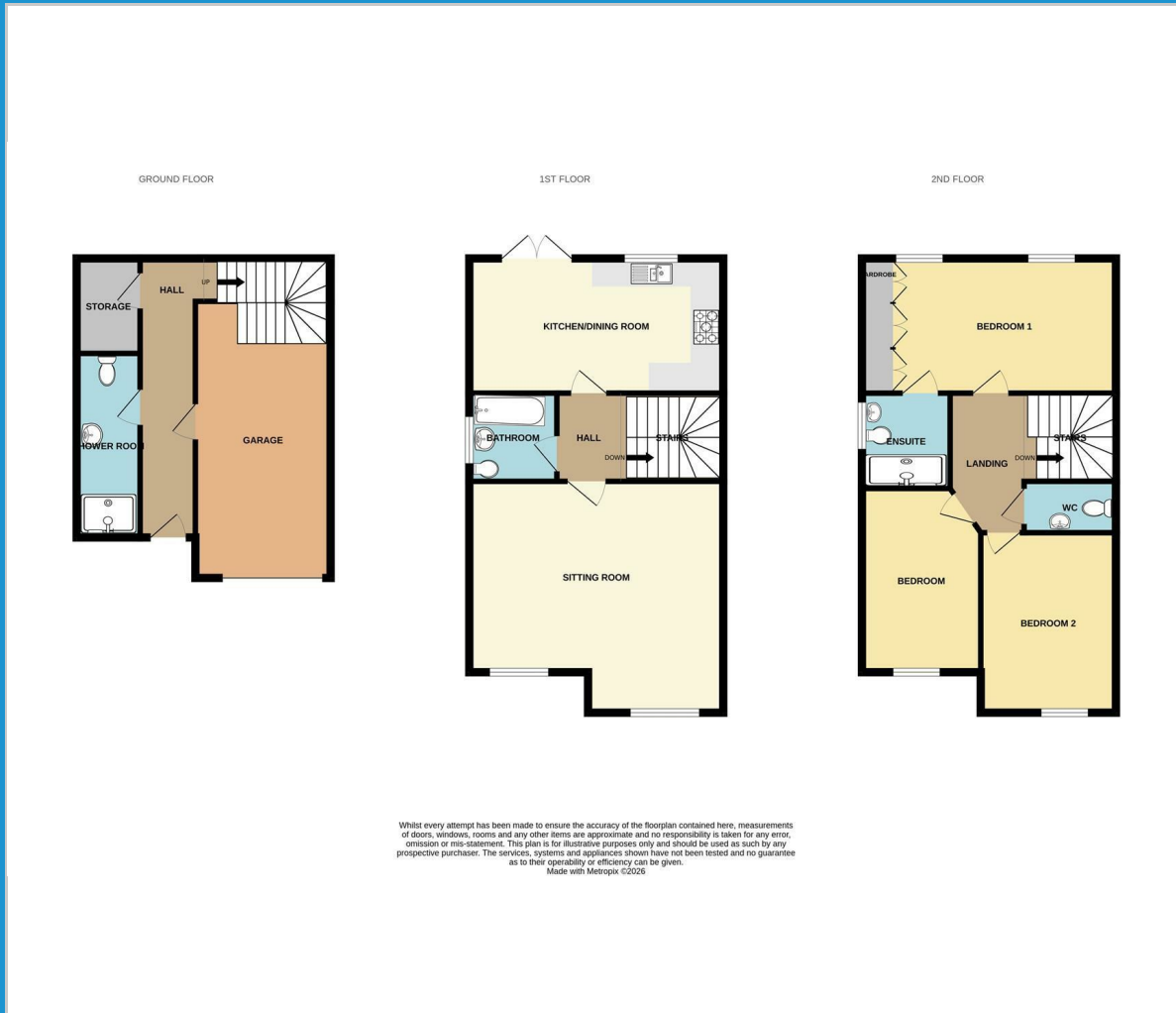
**Tenure**  
Freehold

**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**  
From the main road through St Ann's Chapel from Gunnislake, turn right into Buzzard Rise. Follow the road along and bear left into the second cul-de-sac on Buzzard Rise and the house can be seen on your right hand side.



## Floor Plan



## Area Map



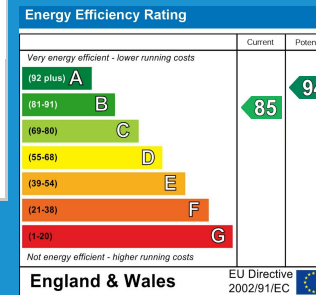
## Viewing

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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## Energy Efficiency Graph



## AML CHECKS

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