

## The Beeches, St. Anns Chapel, Gunnislake, PL18

Fixed Price £207,000

3 1 1



A beautifully presented semi-detached family home situated within a small and popular development. This modern property offers three bedrooms, off-road parking and a south-facing garden enjoying stunning countryside views.

The property is subject to a Section 106 Agreement and is offered at 90% of full market value. Initial priority will be given to qualifying applicants from within the Calstock Parish. After 14 days of marketing, consideration may be extended to those with a local connection to the adjoining parishes of St Dominick, Callington and Stoke Climsland. Following 28 days of marketing, applications may then be considered from purchasers with a local connection to Cornwall.

## Key Features

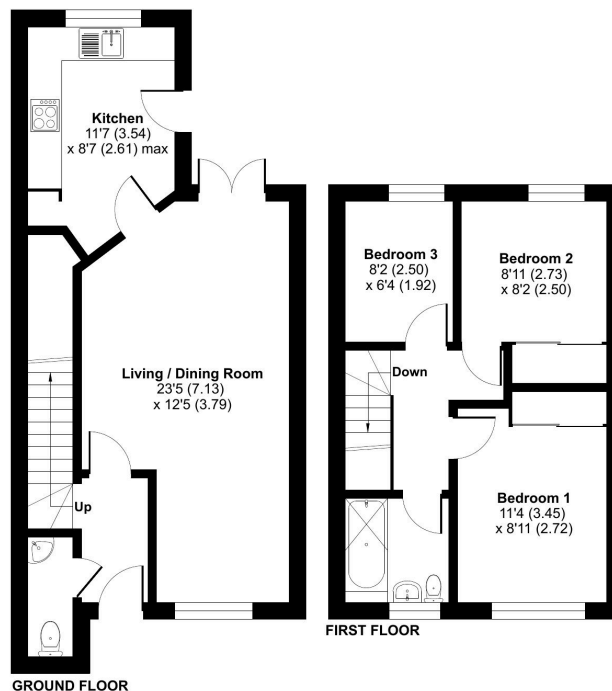
- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Three Bedrooms
- Off-Road Parking
- Countryside Views
- Solar Panels & Under Floor Heating
- Semi-Detached
- Subject To A Section 106 Agreement
- South Facing Garden
- Family Bathroom & Downstairs Cloakroom
- Freehold



### The Beeches, St. Anns Chapel, Gunnislake, PL18

Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Ben Estates TA Ben Langton Powered By exp. REF: 1410761