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Town • Country • Coast

Nuthatch Close

St. Anns Chapel, Gunnislake

Guide Price £249,950

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Nuthatch Close

St. Anns Chapel, Gunnislake

Nestled at the end of a quiet cul-de-sac in a popular modern development in St Ann's Chapel, is this beautifully presented, three bedroom terraced house, which offers a delightful blend of modern living and comfort. The property boasts a good sized Kitchen/Diner, well-proportioned bedrooms, a downstairs WC and a pretty, enclosed rear garden as well as parking for two cars. There is also 5 years left on the NHBC warranty.

The living Room sits to the front of the house with a large window letting in plenty of natural light, looking onto the parking spaces and a row of well established trees, providing a good degree of privacy. The Kitchen/Diner is equipped with a good amount of base and wall units, electric oven and hob and space for washing machine, tumble dryer and American Fridge/Freezer. Off the Kitchen is a useful downstairs WC. A door from the kitchen leads out to the garden.

Upstairs are two generous double bedrooms and a third single. There is also a family bathroom with bath and shower over, low level WC and basin.
Outside, the garden is tiered, with a lower patio and steps leading up to a lawned area with a second patio at the top of the garden - ideal for alfresco dining. There is also a handy shed for storage.
There is a gate at the top of the garden that leads out to the side of the terrace for access.

This property is not only aesthetically pleasing but also practical, making it a wonderful choice for anyone looking to settle in this picturesque part of Cornwall. With its modern amenities and thoughtful design, this home is ready to welcome its new owners. Don't miss the opportunity to make this lovely house your new home.

Entrance Hall

Living Room
13'9" x 12'5" (max) (4.20 x 3.81 (max))

Kitchen/Diner
15'10" (max) x 12'4" (max) (4.85 (max) x 3.77 (max))

WC

Bedroom 1
12'7" x 8'9" (3.86 x 2.69)

Bedroom 2
13'6" x 8'3" (4.12 x 2.52)

Bedroom 3
9'10" x 6'11" (3.01 x 2.11)

Bathroom
6'3" x 5'7" (1.93 x 1.72)

Tenure
Freehold. There is a charge for the management of the communal areas of £250 per annum, due at the beginning of September, which has just been paid for the coming year by the current vendor.

Services
Mains gas, electricity, drainage and metered water.

Council Tax Band
B

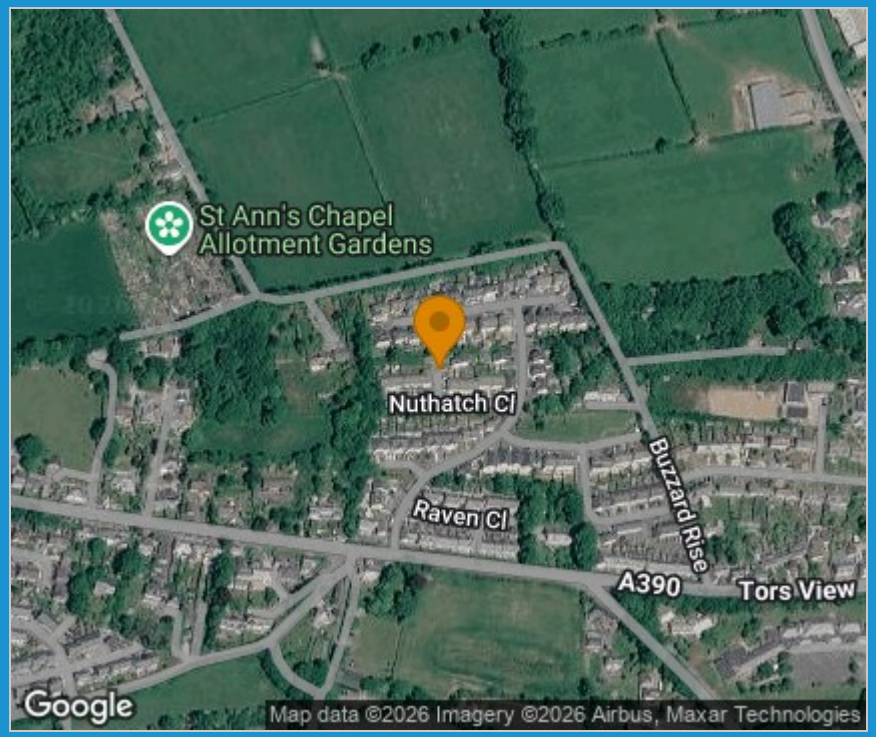
EPC
B/85

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.

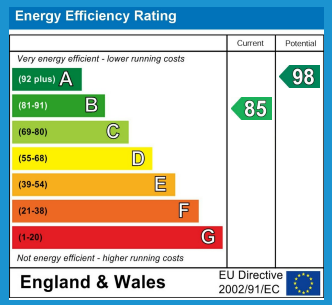
Directions
From the main road through St Ann's Chapel from Gunnislake, turn right into Buzzard Rise. Continue up the hill and turn left into Nuthatch Close. The property can be found at the far end.

Floor Plan

Area Map



Energy Efficiency Graph



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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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