



St Anns Chapel, Gunnislake
PL18 9TF



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ESTATE AGENTS

Guide Price £239,950

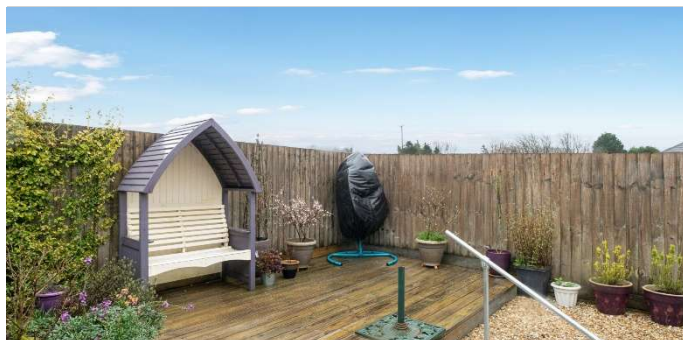
St Anns Chapel is a small village close to the Tamar Valley a designated area of outstanding natural beauty. Local amenities and facilities include a nearby shop, public house/restaurant, bus service, well regarded primary school and train station. Many recreational pursuits nearby.

- Immaculately presented modern semi detached house
- Kitchen/Diner with built in appliances
- Lounge and Garden room
- 3 Bedrooms (2 Double)
- Impressive Replacement Shower room
- Attractive low maintenance Gardens and Parking for 2 Vehicles



The property is approached via steps and paved pathway, that provides access up to the main side entrance door. A uPVC double glazed entrance door then opens up to the Hallway which then in turn gives access to the ground floor accommodation and has stairs rising to the first floor. Window facing to the front, useful cupboard housing the central heating and hot water boiler plus the consumer box. There is also a good sized under stairs cupboard offering further storage space. The Kitchen/Dining Room is fitted with a range of high gloss wall and base units, roll top work surfaces, stainless steel sink unit with a swan neck tap over and uPVC double glazed windows facing to the front. Built in four ring hob with an oven beneath and a stainless steel canopy above incorporating the extractor fan above. Modern brick style tiling, under unit space and plumbing for washing machine, built in fridge and freezer. The Cloakroom comprises of a low level WC, wash hand basin with tiled splashback, radiator and extractor fan. The Lounge has uPVC double glazed windows to the rear and French doors opening to the Garden Room. There is ample room for reception furniture. The Garden room has the original paved patio flooring edged in pebbles and uPVC double glazed French doors give access to the rear garden. There is a further uPVC double glazed door to the side, encased windows, reinforced roofing and power.

Upstairs the Landing has a storage cupboard which could house a tumble dryer and has shelving for linens etc. Bedroom 1 is a good sized double bedroom with uPVC double glazed window to the front elevation, enjoying views across the countryside. Mirror fronted wardrobes and an additional cupboard. Loft access can be gained from this room. Bedroom 2 is a double bedroom facing to the rear, which overlooks the garden. Bedroom 3 is a single bedroom with uPVC double glazed windows over looking the rear garden. The Shower room comprises of low level WC, wash hand basin, over sized shower cubicle housing the bar shower with 2 waterfall shower heads, enclosing door and tray. There is a heated towel rail, extractor fan and tiling to both the floor and the walls.



OUTSIDE

To the front there is a paved driveway suitable for 2 vehicles. A front terrace finished in pebble is a good choice for potted plants and garden seating. Steps and a paved pathway lead up to the main access and to the side.

To the rear there are steps that lead up to a decked terrace, ideal for Al fresco dining. There are attractive flower and shrub beds and the garden is enclosed with fencing. To the side there is a paved pathway and a gateway which gives access to the front of the property.

Services: Mains Electric, Gas, Water and drainage. The property has solar panels which are owned and provide an income.

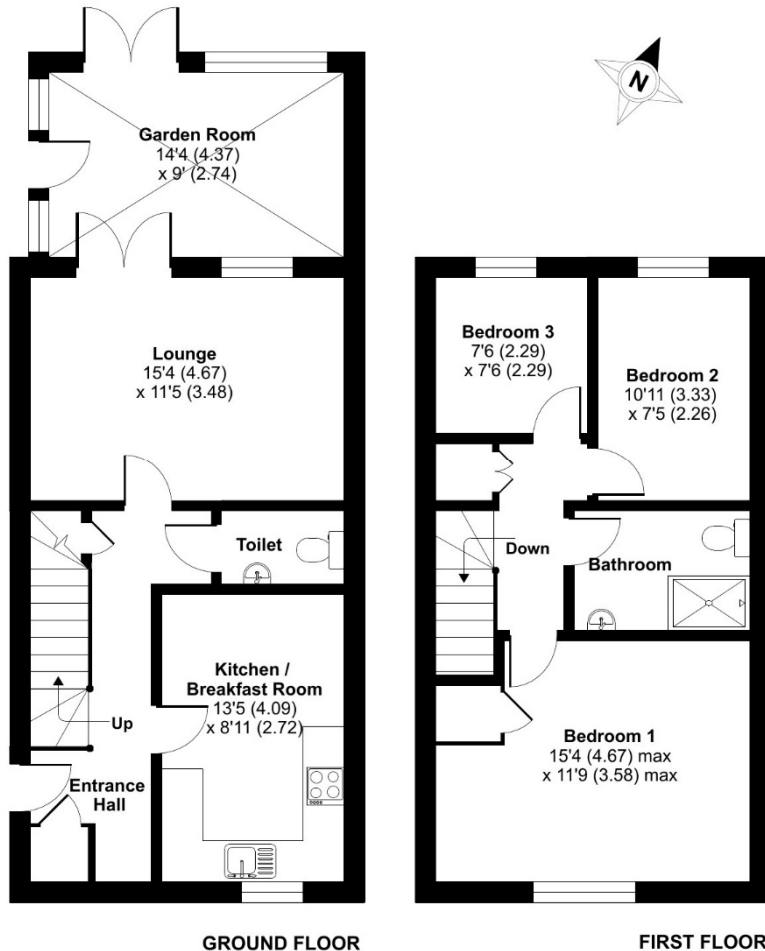
Council Tax: According to Cornwall Council the Tax Band for the property is B.



St. Anns Chapel, Gunnislake, PL18

Approximate Area = 1048 sq ft / 97.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Dawson Nott Ltd. REF: 1429994

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

