



Fixed Price £98,000 - Leasehold
Drakewalls, PL18 9LS

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ESTATE AGENTS

A good sized three bedroom modern house situated within a small cul de sac with countryside views. Brief accommodation comprises: Hall, Lounge, Cloakroom and Modern Kitchen/Dining room on the ground floor. On the first floor the Landing, 3 good sized Bedrooms and Bathroom can be found. Outside to the front there is parking for 2 vehicles and a flower/shrub bed. To the rear there is a larger than average garden which is enclosed and has been made low maintenance by the present vendors. The property benefits from gas central heating and double glazing.

Please note the property is subject to a Section 106 Agreement. Buyers will have to be qualified and adhere to having one of the following, living within within the Calstock, Callington and St Dominick Parishes. Residency/Employment 3+ years, having a parent or child who have lived in the parishes for 5+ years

In addition any applicants will have to be in housing need (i.e. renting/living with family) and not be able to buy on the open market in the locality.

The price advertised is 40% of the open market value.



Situation:-

The Village of St Anns Chapel is located close to the Devon/Cornwall border making it a popular choice for a variety of people wishing to live a semi rural but accessible lifestyle. Local amenities include, high regarded Primary School, regular Bus Services, Train Station, Garage/Shop, Takeaway and Nursery. The adjoining village of Gunnislake also offers a Post office, Doctors, Public Houses, Cafe and local shopping facilities. The nearest towns of Callington and Tavistock offer a more comprehensive range of amenities and facilities and the City of Plymouth is approximately 18 miles distant where Cross Channel ferry and main Train routes can be located. There are many recreational pursuits to be enjoyed by all the family including The Tamar Valley a designated area of outstanding natural beauty, Dartmoor, places of historical interest and St Mellion International resort as examples.

First Floor and Landing:-

With access through to the Bedrooms and Family Bathroom. Loft access, radiator, storage cupboard with shelving.

Bedroom 1:-

A double bedroom with uPVC double glazed window to the rear elevation overlooking the garden. Radiator.

Bedroom 2:-

A double bedroom with uPVC double glazed window to the rear. Radiator.

Bedroom 3:-

uPVC double glazed window to the front elevation enjoying woodland and countryside views. Radiator, recessed area and useful storage cupboard/wardrobe.

Bathroom:-

Comprising of low level WC, wash hand basin, bath with bar double headed shower over, uPVC double glazed frosted window to the



Entrance door with inset glass panel leads through to:-

Entrance Hallway:-

With stairs rising to the First Floor, under stairs storage cupboard, radiator. An internal door into:-

Downstairs Cloakroom:-

Comprising of low level WC, vanity unit incorporating the wash hand basin with tiled splash back and cabinets below, radiator, uPVC double glazed frosted window to the front elevation with a tiled sill.

From the Hallway an internal door leads into:-

Lounge:-

The main reception room having uPVC double glazed windows to the front elevation with views across to woodland and beyond. Radiator and uPVC double glazed window to the side.

Internal door from the Hallway leads into:-

Kitchen/Dining Room:-

The Kitchen is fitted with a range of modern wall and base units, roll top work surfaces, stainless steel sink unit with drainer, plumbing for washing machine and dishwasher, space for cooker. extractor, uPVC double glazed window to the rear elevation. Area suitable for Dining Room table and chairs, radiator, cupboard, space for oversized fridge/freezer, uPVC double glazed window to the rear elevation overlooking the garden and door giving access to the rear.

From the Ground Floor a staircase leads up to:-

front with a tiled sill, part tiling in the Bathroom, shaver point, heated towel rail and extractor.

Outside:-

To the front there are flower and shrub beds, pebble finished area and driveway suitable for two vehicles. Pathway leads up to the front entrance and outside power.

To the rear there is a patio area, steps with wooden detail giving access up to the main garden which has a decking area suitable for al fresco dining etc, artificial grass section and is enclosed with garden fencing an ideal place for the family to enjoy.

Services:-

All mains services connected.

Council Tax:-

The Council Tax Band for this property is Band B.

Note:-

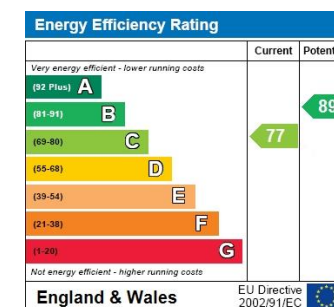
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Lease Details:-

The Lease has 86 years remaining, the rent is £277.04 per month and the ground rent (including Buildings Insurance) is £9.78 per month.





AGENTS Note:-
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN