



**St Anns Chapel**  
**PL18 9FS**

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ESTATE AGENTS



## Guide Price £240,000

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. Recreational pursuits nearby for all the family.

- Modern Semi Detached House
- 3 Bedrooms
- Master with En suite
- Garage and Parking
- NHBC guarantee
- NO CHAIN





The property is approached via a paved pathway and a Storm Porch. The main entrance door opens to the Hallway which has stairs rising to the first floor. There is a useful downstairs Cloakroom and the nice sized Lounge faces the front and has ample space for reception furniture. The Kitchen/Dining room then follows which is a light and spacious room and definitely the hub of the home. It is fitted with a range of modern cabinets and includes a range of appliances including double oven, hob, extractor, washer/dryer and fridge freezer. There is a pleasant outlook to the rear and French doors giving access to the garden.

On the first floor the Landing gives access to the Bedrooms and Bathroom and has a large storage cupboard. Bedroom 1 is a double bedroom to the front, which comes complete with its own En suite Shower room. Bedroom 2 is a double bedroom and Bedroom 3 is a single bedroom both of which face to the rear. The family Bathroom includes a white suite with a shower over the bath.

The property is warmed via Gas central heating, has uPVC double glazing and is being sold with NO ONWARD CHAIN.



## OUTSIDE

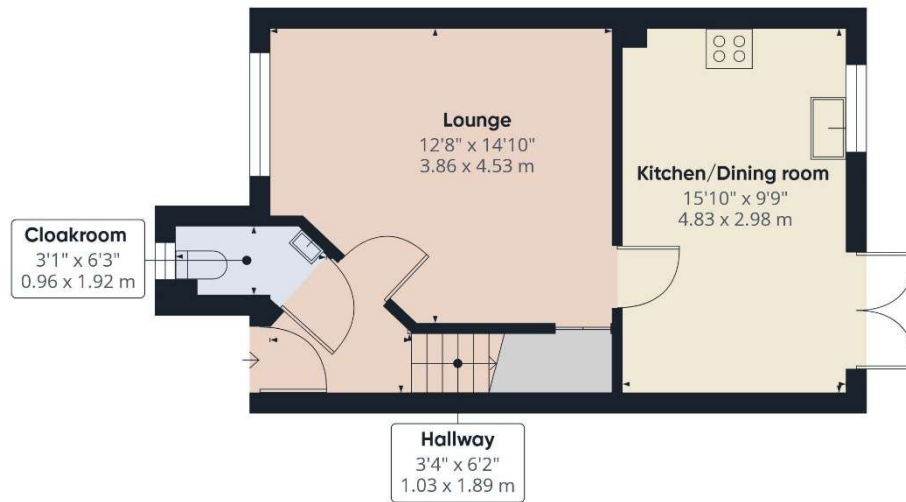
To the front there is pedestrian access to the main entrance and the garden is stocked with flowers and shrubs. There is a side pathway that leads around to the rear. The rear garden has a patio ideal for outside dining and steps lead to a tiered garden mainly laid to lawn. A gateway then leads to the allocated parking space and the Garage.

Services:- Gas, electric, water and drainage.

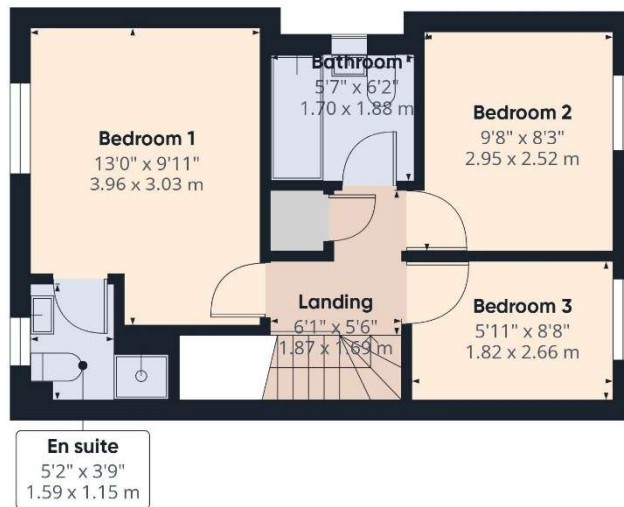
Council Tax:- According to Cornwall Council the Band is B.

Service Charge:- The vendors have advised that the service charge is £200.00 per annum.





Floor 0



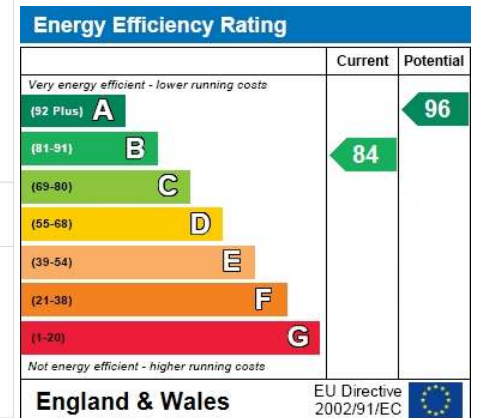
Floor 1

Approximate total area<sup>(1)</sup>  
746 ft<sup>2</sup>  
69.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.

