

St Anns Chapel
PL18 9TA

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Guide Price £390,000

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 Garage/shop, bus service, well regarded primary school and a train station is under a mile away. Many recreational pursuits nearby.

- **Modern Detached House with distant countryside views**
- **2 Receptions, Kitchen with appliances and Utility room**
- **4 DOUBLE Bedrooms**
- **Cloakroom, En suite and Family Bathroom**
- **Double Garage, Parking and South West facing Gardens**
- **VIEWING RECOMMENDED**











A well presented & spacious modern detached house situated within a popular development which would make a lovely, comfortable home for a variety of buyers. An entrance Porch opens into the Hallway where there are stairs rising to the first floor and an under stairs recessed area. The nice sized Living room faces to the front, & has the main feature as the log effect fire with surround & mantle. French doors then open into the good sized Dining room which not only has space for a large dining room table & chairs but also for additional reception furniture. Then further French doors open out to the patio.The Kitchen can be accessed from either the hallway or the dining room & is fitted with a range of modern high gloss wall & base units with work top surfaces, finished with modern brick style tiles. There is a 4 ring electric hob with an extractor oven, pan drawers & built in appliances including full sized dishwasher, microwave & an eye level oven. There is also space for an American style fridge/freezer & a window faces the rear. A door then leads into the inner hallway which provides access through to the Cloakroom which is fitted with a low level WC and a vanity unit incorporating the wash hand basin. The Utility room, which is always a popular addition, includes plumbing & space for washing machine & tumble dryer. There are wall & base units with work top surfaces & brick style tiling. Window to the side & a door gives access to the rear.

The first floor Landing offers loft access via a ladder. Storage cupboard with shelving & a window to the front. The Master Bedroom is a good sized double bedroom which includes a range of fitted wardrobes & has a window to the front offering countryside views. The En- suite has a low level WC, vanity unit including a wash hand basin, a shower cubicle, heated towel rail & a window. Bedroom 2 is a double bedroom, facing to the front, fitted with a range of wardrobes. Bedroom 3 is a double bedroom with fitted wardrobes, facing to the rear with far distant countryside views.









Bedroom 4 is a further double bedroom which faces to the rear over looking the garden, with wardrobe. The family Bathroom comprises of a low level WC, a shaped bath, with a shower over & double shower heads. There is a wash hand basin, heated towel rail, recessed area with shelving & a frosted window to the rear.

OUTSIDE

Double sized Garage which has 2 roller doors, power, light & houses the central heating & hot water boiler. To the front there is a driveway suitable for 2-3 vehicles.

The front garden is mainly laid to lawn with a palm tree. To the rear there is a good sized paved patio ideal for alfresco dining & a lawned area. Garden shed, outside tap, power supply & a pathway then leads around to the side. Steps lead up to an large area of lawn with double gates & is enclosed by fencing.

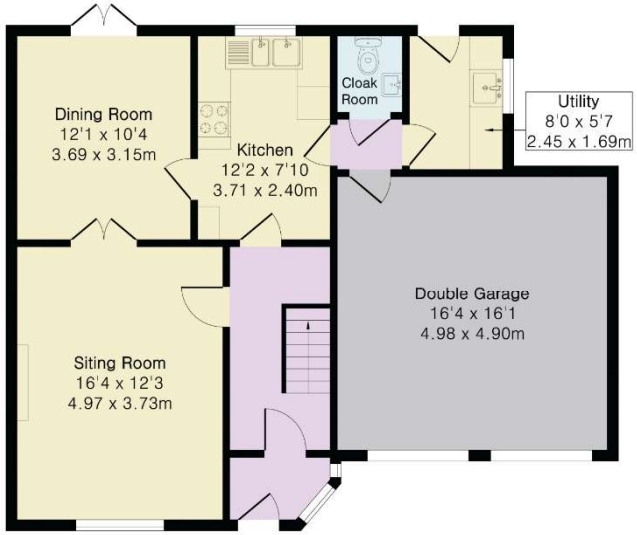
Services: Mains Electric, Gas, Water & drainage.

Council Tax: According to Cornwall Council the Tax Band for this property is E

Approximate Gross Internal Area 1697 sq ft - 158 sq m (Including Garage)

Ground Floor Area 891 sq ft – 83 sq m

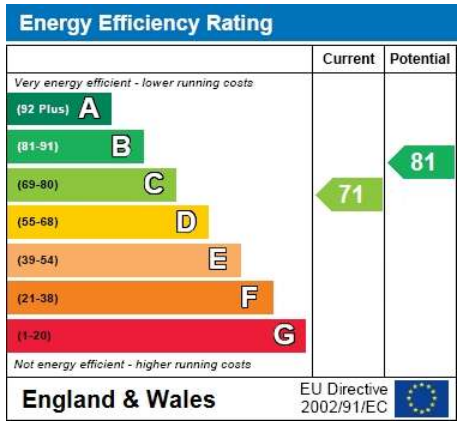
First Floor Area 806 sq ft – 75 sq m



Ground Floor



First Floor



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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