



St Anns Chapel, Gunnislake

PL18 9FJ



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ESTATE AGENTS

Guide Price £205,000

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/garage, public house/restaurant, bus service, well regarded primary school and train station. Many recreational pursuits nearby.

- Ideal first time Buyers/Investment purchase
- Located on a small development
- 2 DOUBLE Bedrooms
- Lounge/Dining room and Fitted Kitchen
- Low maintenance Gardens
- Allocated Parking



A Storm Porch and entrance door open into the Hallway. Stairs rising to the first floor, radiator and access through to the downstairs accommodation. The Cloakroom comprises of a low level WC, corner wash hand basin with a tiled splash back, radiator and frosted uPVC double glazed window to the front. The Lounge/Dining room, is a light and airy room with French doors and matching side panel that give access to the rear garden. There is room for reception and dining furniture, radiators, window to the side and under stairs storage cupboard. The Kitchen, is fitted with a range of modern wall and base units, roll top work surfaces with matching splash backs and pull out space saving unit. 4 ring gas hob with an electric oven beneath, stainless steel splash back and a stainless steel canopy above incorporating the extractor. Under unit plumbing and space for washing machine, space for upright fridge/ freezer and window faces to the front.

On the first floor the Landing provides loft access and an airing cupboard housing the central heating and hot water boiler. Bedroom 1 is a double Bedroom and has a double glazed window facing to the front and has a radiator. Bedroom 2 the second double Bedroom faces to the rear and has a recessed area ideal for bedroom furniture and radiator. The family Bathroom has a low level WC, wash hand basin with a tiled splash back, bath with an electric shower over, part tiling to the walls. Frosted window to the front and radiator.

The property benefits from gas central heating and uPVC double glazing.



OUTSIDE

To the front there is an allocated parking space next to the property. There is a bark finished area and also slate chippings being ideal for garden pots. There is an access gate to the side providing entry to the rear garden. To the rear there is a paved patio, ideal for outside dining and entertaining. There is a artificial lawn section making the garden low maintenance and it is enclosed with fencing.

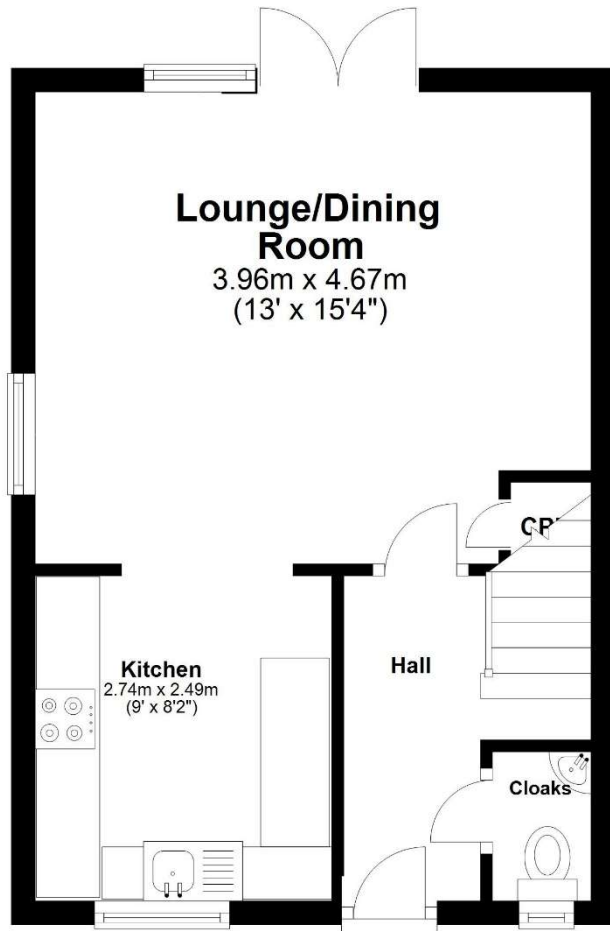
Services: Mains Electric, Gas, Water and drainage.

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

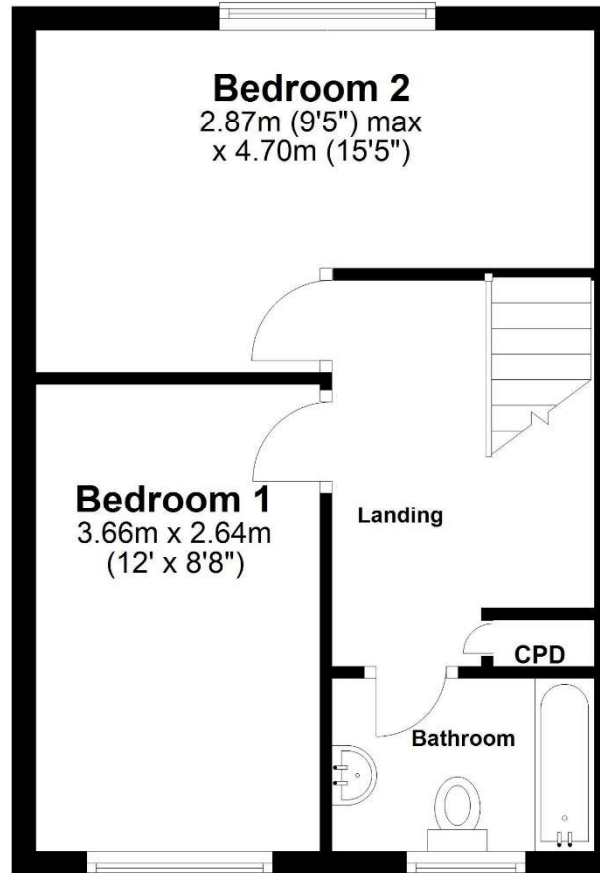
Service Charge: The vendors have advised that the service charge is £80.00 per annum.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			97
(81-91) B		84	
(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.

