



St Anns Chapel, Gunnislake
PL18 9PJ



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ESTATE AGENTS

Price £290,000

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

- Well presented Detached Bungalow available for persons over 50
- Good sized Lounge/Dining room with French doors to terrace
- Spacious modern Kitchen/Breakfast room with built in appliances
- 2 Double Bedrooms each with En suite
- Parking, visitors Parking and Gardens
- BEING SOLD WITH NO ONWARD CHAIN



An entrance door opens into the Hallway with loft access and a useful storage cupboard. Internal French doors lead to a generous sized Lounge/ Dining room with ample space for reception and dining furniture. Windows to the side and front elevation provide far reaching countryside views, while further French doors open onto the front patio terrace. An opening connects to the spacious Kitchen/Breakfast room, which is fitted with a range of high gloss wall and base units, work top surfaces, pan drawers, additional drawers plus space for an American-style fridge freezer. A built in five-ring induction hob with canopy over housing the extractor and a Neff electric oven beneath. There is also an integrated dishwasher and fridge. A window overlooks the rear garden and there is a side access door. The utility room has wall and base units, with one housing the central heating and hot water boiler. Work top surfaces, an integrated washing machine, and a window facing to the front.

Bedroom 1 is a double bedroom fitted with a range of bedroom furniture, including mirror fronted fitted wardrobes, bedside tables, dressing table area and chest of drawers. There are dual aspect windows to the side and rear elevation. A door gives access into the En-suite Shower room comprising of a walk-in shower with a double headed bar shower and seating area. Vanity unit with a shaped wash hand basin, cabinets below and an enclosed cistern WC. Tiling to the walls, shaver point, extractor, heated towel rail and frosted window to the rear. Bedroom 2 is also a double bedroom fitted with a range of bedroom furniture including wardrobes, drawer space and bedside cabinet. This room is dual aspect with windows to the side and front elevations. Then there is a Jack and Jill Shower room with doors both to and from the bedroom and the hallway. There is a corner shower unit with an electric shower an enclosed low level WC, vanity unit with cabinets, shaver point, tiling to the walls, an extractor and a frosted window facing to the front.

The property benefits from gas central heating and uPVC double glazing. SPECIFICALLY FOR PERSONS OVER THE AGE OF 50.



OUTSIDE

The property is approached via a pathway and steps up to the front entrance. At the front there is a paved patio terrace, ideal to enjoy the countryside views, and areas of lawn. To the left hand side there is a paved driveway for one vehicle. To the right hand side there is a pathway which leads around to the side, where there is a lawned garden including a drying area. The rear is finished with artificial grass with a seating area and outside tap. The rear garden backs onto fields.

Services: Mains Electric, Gas, Water and drainage.

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

Management Fee: We believe the current fee is £140 per month.

Note: There is a shared communal area with washing line and drying room. Visitors Parking facilities.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		94
(81-91) B	83	
(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.

