



Price £150,000 - Freehold
Chapel Close, St Anns Chapel PL18 9JB

DOWSONnott
ESTATE AGENTS

A semi detached well presented house situated in a cul de sac location within the village of St Anns Chapel. Brief accommodation comprises: Hallway, Lounge with woodburner, modern Kitchen/Dining room including a cooking range, Utility room on the ground floor. Landing, three Bedrooms and Bathroom on the first floor.

Outside there are front and rear gardens and parking for two cars. The property has electric heating and uPVC double glazing.



Situation

The property is set within the village of St. Ann`s Chapel within reach of local amenities. The property has access off the A 390 road between Tavistock and Callington where further amenities and facilities can be found. The Tamar Valley and area outstanding natural beauty is nearby where a number of recreation pursuits for all the family can be enjoyed. There is a branch railway line at Gunnislake approximately 1.5 miles distant and there is a regular service to Plymouth.

Hallway -

uPVC double glazed door give access to the hallway. uPVC double glazed window to the side.

Bedroom 1 - 10'8" (3.25m) x 10'7" (3.23m)

Double bedroom with uPVC double glazed window to the front.

Bathroom - 7'8" (2.34m) x 4'4" (1.32m)

Low level WC, wash hand basin, bath with shower over, tiling to the walls. Heated towel rail.

Bedroom 2 - 10'8" (3.25m) x 7'7" (2.31m)

Double bedroom with uPVC double glazed window to the rear. Storage cupboard.

Bedroom 3 - 7'5" (2.26m) x 8'0" (2.44m)

uPVC double glazed window to the rear.



Utility Room - 7'0" (2.13m) x 3'6" (1.07m)

Plumbing for washing machine, storage space. uPVC double glazed frosted window to the front. Shelving.

Kitchen/Dining Room - 11'1" (3.38m) x 10'3" (3.12m)

Fitted with a range of white high gloss modern wall and base units, drawer space, cooking range incorporating five ring hob, warming plate and ovens/grill beneath. Stainless steel and glass finished canopy over including extractor. detailed glass splashback. Wood effect work top surfaces, part tiling to the walls. Sink unit with drainer, drawer space, space for large fridge/freezer, uPVC double glazed windows to the front. Space for dining table and chairs.

Lounge - 15'0" (4.57m) x 13'8" (4.17m) Into Recess

The main feature of this room is a modern cast iron multi fuel burner with slate hearth uPVC double glazed French doors giving access to the rear. Electric night storage heater. Stairs rising to first floor.

Landing -

Loft access. uPVC double glazed window to the side, airing cupboard housing the hot water cylinder. Night storage heater.

Outside -

To the front gates open on to a driveway suitable for two cars. The front garden is mainly laid to lawn with flower and shrub beds. There is a side gate giving access to the rear.

The rear is mainly decked with flower and shrub beds. The garden is enclosed with fencing and has useful garden sheds.

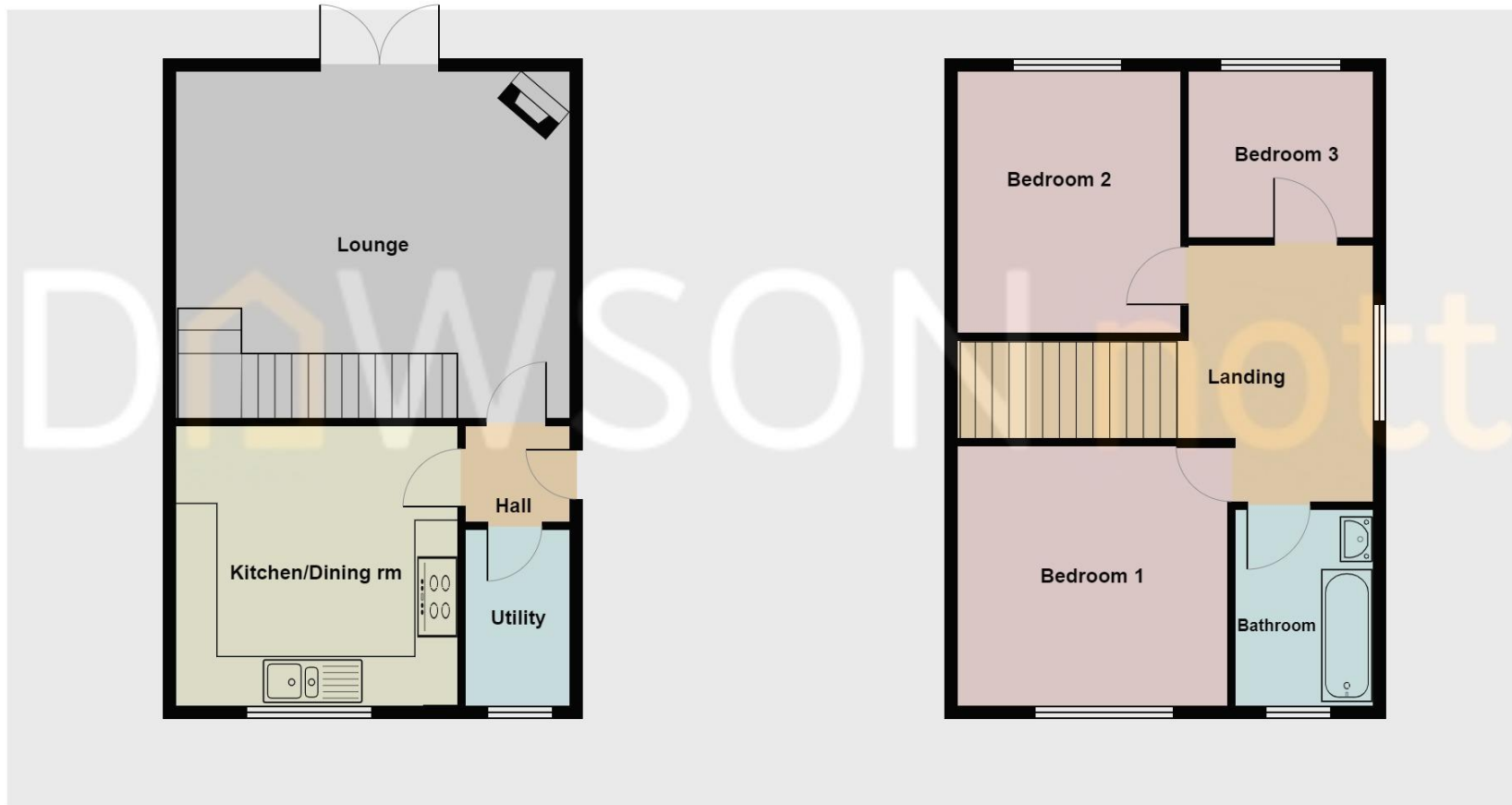
Services -

Electricity, water and drainage.

Council Tax -

According to Cornwall Council the council tax band is B





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