



All Saints Park  
St. Anns Chapel, Gunnislake

Offers In Excess Of £240,000



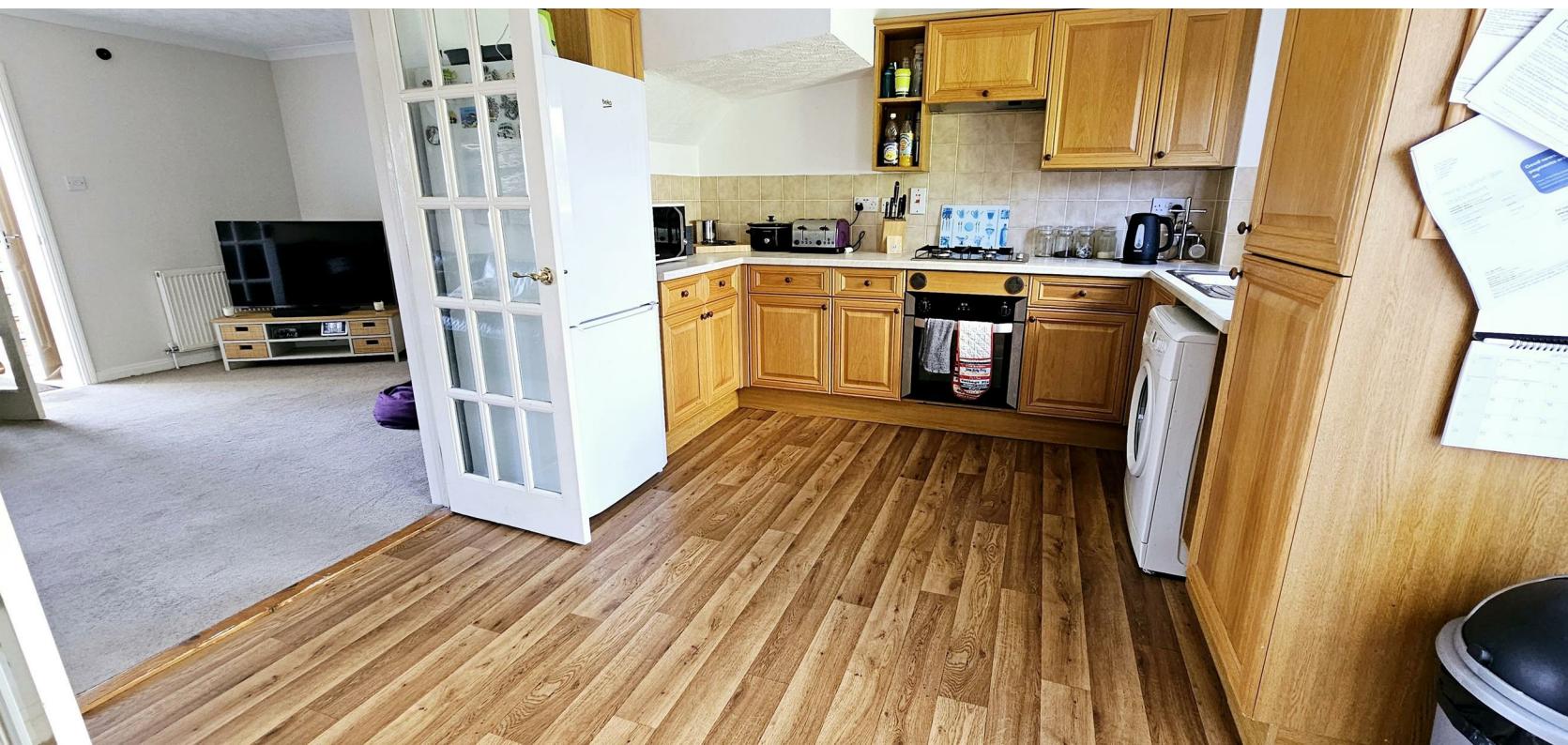
## All Saints Park

St. Anns Chapel, Gunnislake

A spacious, three bedroom house with driveway parking, garage and an enclosed garden at the rear situated in a popular Tamar Valley location. This well presented property also features far reaching views at the front and is offered for sale with NO ONWARD CHAIN.

The accommodation includes an entrance porch with a cloakroom and WC. A door leads into the living room which is a generous size with a front facing window. Double doors lead into the open-plan kitchen and dining room which has patio doors leading into the garden at the rear. On the first floor there are the three bedrooms alongside a well appointed bathroom and a useful airing cupboard on the landing.

There is driveway parking at the front leading to the single garage which has useful storage in the eaves and has a back door into the garden. The rear garden has a pathway along the back of the house with a raised lawned area.





## Hallway

### Cloakroom

3'11" x 3'7" (1.215 x 1.114)

### Living Room

15'7" x 12'3" (4.767 x 3.753)

### Kitchen/Diner

15'6" x 10'7" (4.740 x 3.240)

### Bathroom

6'5" x 6'2" (1.981 x 1.885)

### Bedroom 1

11'0" x 9'1" (3.378 x 2.769)

### Bedroom 2

10'3" x 9'4" (3.126 x 2.852)

### Bedroom 3

7'1" x 6'11" (2.162 x 2.117)

### Garage

17'11" x 8'4" (5.475 x 2.547)

### Tenure

Freehold

### Services

Mains gas, electricity, drainage and metered water.

### Council Tax Band

C

### EPC

71/C

### Situation

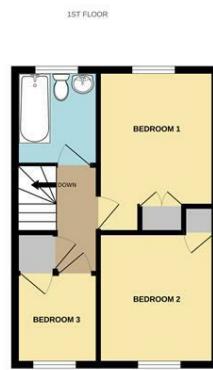
St Ann's Chapel is a village in the heart of the Tamar Valley and lies approximately 1 mile from the Cornwall and Devon border. In the village there is a convenience store with petrol station and take-away, primary school and the train station with regular trains to and from the City of Plymouth. The area provides some idyllic country walks and scenery with the nearby National Trust Cotehele Estate and House providing a real draw for the area with its associated Mill by the River Tamar and tea rooms.

### Directions

Coming from Gunnislake railway station, drive through Drakewalls heading towards St Ann's Chapel. Drive along the A390 for a short distance until you come to a right hand turning called All Saints Park. Take this turning and follow the road round, where the property can be found on the right hand side just after the turning for Sampson Close.



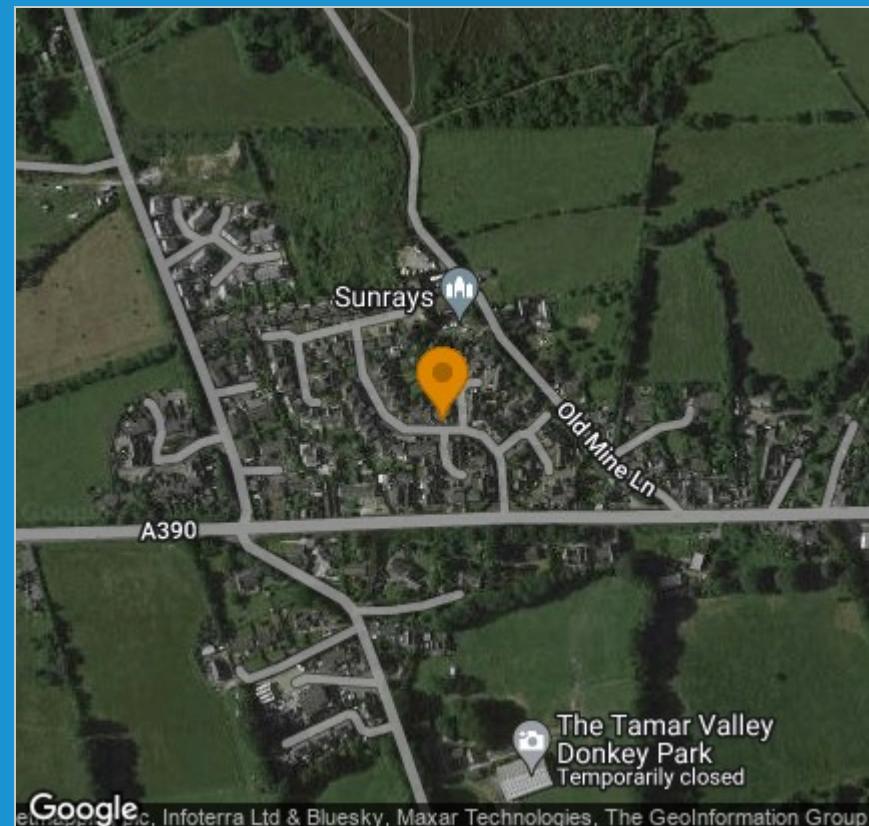
## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any inaccuracy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.

Made with Metropix ©2023

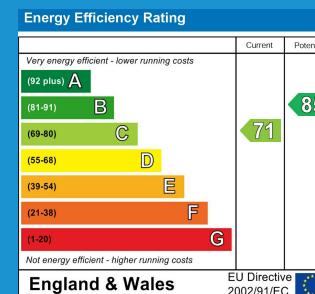
## Area Map



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: [Tavy@viewproperty.org.uk](mailto:Tavy@viewproperty.org.uk) [www.viewproperty.org.uk](http://www.viewproperty.org.uk)