



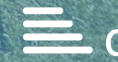
Town • Country • Coast



All Saints Park

St. Anns Chapel, Gunnislake

Offers In The Region Of £400,000





# All Saints Park

## St. Anns Chapel, Gunnislake

Enjoying stunning views of the Tamar Estuary from the rear garden is this impressive and superbly presented detached family home. Offering four double bedrooms, two reception rooms and two bathrooms. Extensive enclosed side gardens, further rear enclosed garden, double garage with potential subject to consents, and ample brick paved driveway parking.

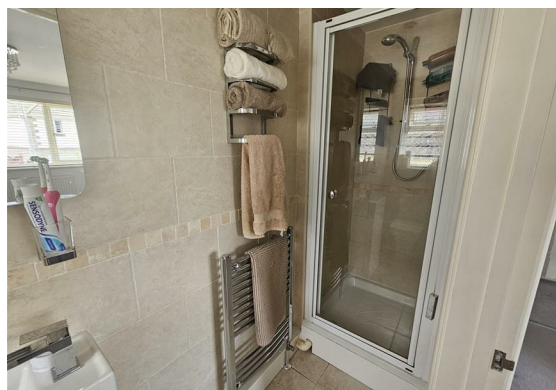
This modern home lets in plenty of light with spacious accommodation briefly comprising an entrance porch, entrance hall with stairs leading to the first floor. Door into a modern kitchen with attractive range of wall and base units, incorporating 1.5 bowl sink, integrated dishwasher, eye level oven, integrated microwave, induction hob and contemporary extractor over. Space for an American style fridge freezer. A rear lobby, with a door into the double garage, also leads to an ever useful cloakroom and utility room with wall mounted gas fired boiler and a door leading to outside. From the entrance hall a door leads into a generous sitting room with a pleasant front aspect and French doors opening into the light and spacious dining room with patio doors to the rear garden.

On the first floor, the landing has access via a ladder into the partly boarded loft space. There is potential to create further accommodation in the loft, subject to any consents. Doors lead to all rooms, the master bedroom boasting an en suite shower room, three further double bedrooms and all having ample built-in wardrobes. A well appointed family bathroom with bath having rainfall and detachable shower over, basin and WC.

Outside, a brick paved driveway provides ample off road parking, together with timber entrance gates into an enclosed large lawn, ideal for children to play football, steps lead down to the side path, with gate to the front and in turn leads to the rear. Affectionately known as the entertaining garden with good sized patio, lawned areas and useful store shed. A particular feature of this garden being the stunning view.







#### Entrance Porch

#### Entrance Hall

#### Kitchen

12'1" x 7'10" (3.69m x 2.40m)

#### Cloakroom

#### Utility Room

8'1" x 5'6" (2.47m x 1.70m)

#### Sitting Room

16'1" x 12'2" (4.92m x 3.72m)

#### Dining Room

12'2" x 10'4" (3.72m x 3.15m)

#### First Floor Landing

#### Master Bedroom

13'3" x 9'9" (4.04m x 2.98m)

#### En Suite Shower Room

#### Bedroom 2

12'0" x 12'0" (3.66m x 3.66m)

#### Bedroom 3

12'9" x 12'4" (3.90m x 3.78m)

#### Bedroom 4

11'8" x 9'10" (3.57m x 3.02m)

#### Bathroom

#### Double Garage

16'4" x 16'0" (4.98m x 4.90m)

#### Services

Mains water, electricity, drainage and gas.

#### EPC

C71

#### Local Authority

Cornwall Council - Tax Band E

#### Tenure

Freehold

#### 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, two pre-schools and the train station with regular trains to and from the City of Plymouth.

#### Directions

For Sat Nav - Post Code - PL18 9TA.  
What3words://gourmet.reactions.moved





Floor Plan



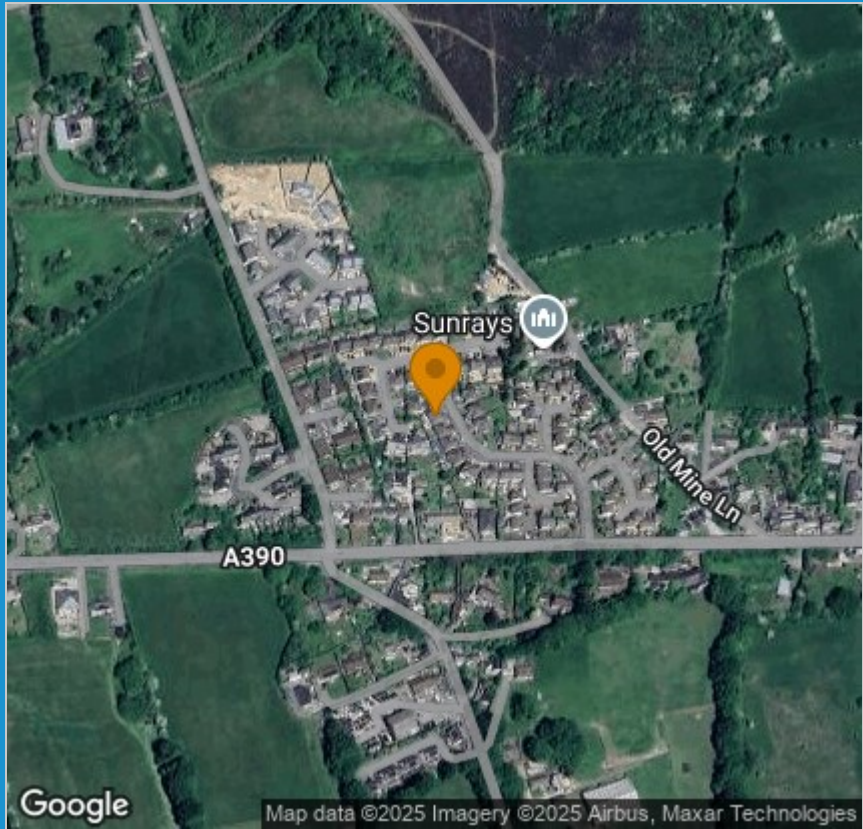
Viewing

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.

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Area Map



Energy Efficiency Graph

