



Town • Country • Coast



Gennys Close

St Ann's Chapel, Gunnislake

Offers In Excess Of £260,000





## Gennys Close

St Ann's Chapel, Gunnislake

Situated in a tucked away position in a popular cul-de-sac location, within easy access of the A390 and commuting links, is this link detached, three bedroom family home with enclosed garden and garage on a good sized corner plot.

Located in the popular village of St Ann's Chapel in the beautiful Tamar Valley, this home boasts a generous kitchen/diner perfect for family dining, and a good sized living room. There is also a downstairs cloakroom WC.

French doors between the living room and kitchen/diner can be opened to create a more open plan living space, or closed for cosy evenings.

Upstairs there are three bedrooms - two doubles and a single - and a recently renovated, modern family bathroom, with bath and shower over, WC and basin.

Patio doors from the kitchen lead out to the enclosed garden, mostly laid to lawn, with a decked area to the back, providing the perfect place to soak in the summer sun and catch a glimpse of the beautiful views across the Tamar Valley.

The attached garage, with electric roller door, provides parking or storage with another parking space to the front.

This property would make an ideal home for a young family or those looking to downsize.







## Entrance

## Cloakroom WC

## Living Room

15'1" x 11'10" (4.62 x 3.63)

## Kitchen/Diner

15'1" x 10'2" (4.62 x 3.12)

## Bedroom 1

10'6" x 9'0" (3.21 x 2.75)

## Bedroom 2

7'10" x 9'10" (2.40 x 3.00)

## Bedroom 3

6'7" x 6'10" (2.01 x 2.09)

## Bathroom

6'0" x 5'5" (1.84 x 1.67)

## Tenure

Freehold

## Services

Mains electricity, gas, drainage and water.

## EPC

C/72

## Council Tax Band

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

## Directions

Coming from Tavistock, proceed along the A390 through to Gunnislake. Enter St Anns Chapel and continue through the village. You will soon come to a right hand turning labelled All Saints Park. Take this turning and then take the first right into Genny's Close. The property will be found in front of you before the road bends to the right.





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

