



Petroc Court
, St Anns Chapel

Offers Over £450,000

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, St Anns Chapel

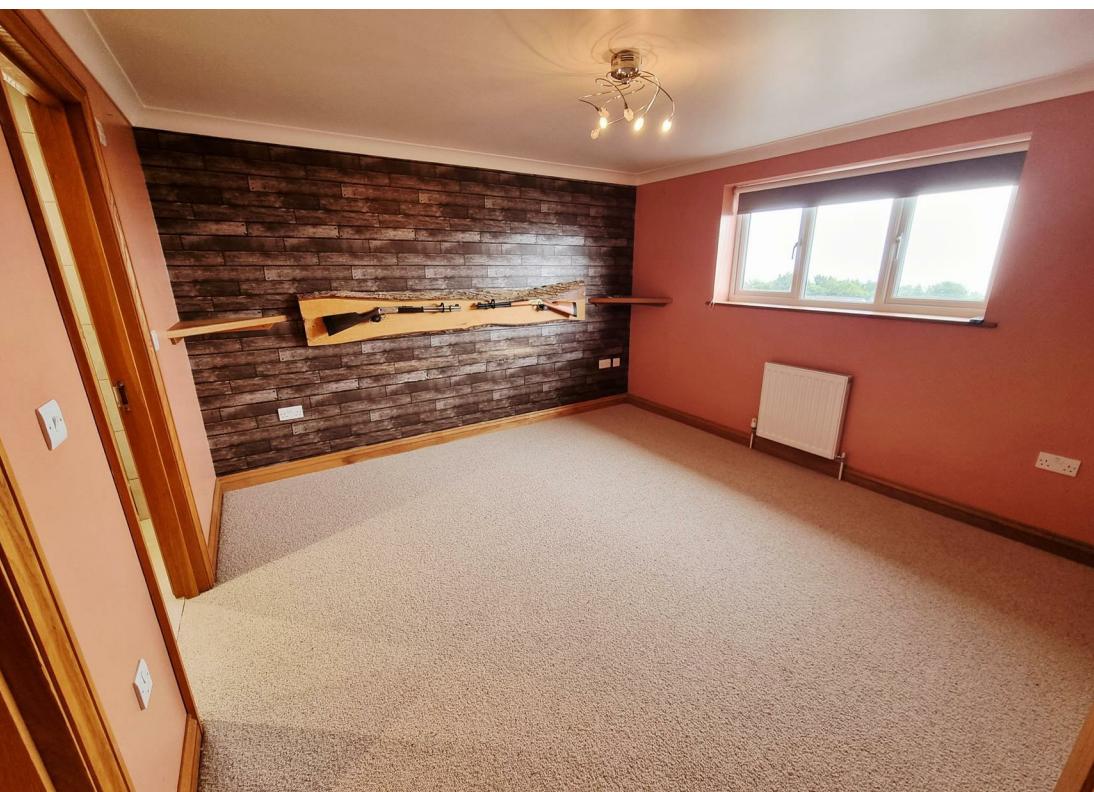
NO ONWARD CHAIN. A spacious and well presented six bedroom, detached house with an integral double garage, private parking, enclosed garden and the most amazing views over the surrounding countryside and the City of Plymouth. The property is set in the heart of the Tamar Valley with good access to the local Primary School, Convenience Store and Community Centre.

The ground floor accommodation includes an impressive open-plan 8 metre kitchen and family room, featuring a range of wall and base units with an island and integrated appliances. The family room opens to a dining room/garden room with vaulted ceiling, patio doors to the garden and takes full advantage of the wonderful views. There is a spacious living room with an inset gas fire, utility room, cloakroom with a WC and the integral double garage.

On the first floor there are four spacious double bedrooms alongside the family bathroom. The main bedroom has an en-suite, dressing room and takes full advantage of the views. Two of the other bedrooms have fitted wardrobes. The bathroom and en-suite are both modern and well presented. On the second floor there are two further bedrooms.

At the front there is a brick paved driveway providing parking and access to the garage with gated side access around to the rear. A raised patio provides elevated views and steps lead down to a lawn at one side and an extensive decked area to the other side.





Hallway

Living Room

16'3" x 12'4" (max) (4.962 x 3.766 (max))

Kitchen and Family Room

26'9" x 12'3" (8.165 x 3.756)

Dining Room/Garden Room

11'11" x 9'1" (3.639 x 2.786)

Utility Room

8'0" x 7'1" (2.463 x 2.173)

Inner Hall

Cloakroom

4'0" x 3'10" (1.239 x 1.191)

Integral Double Garage

16'4" x 16'2" (4.991 x 4.941)

First Floor

Bedroom 1

12'3" x 13'8" narrows to 11'4" (3.741 x 4.183 narrows to 3.460)

Bathroom

8'8" narrows to 4'4" x 8'4" (max) (2.654 narrows to 1.321 x 2.546 (max))

Bedroom 2

12'4" x 12'0" (3.774 x 3.679)

Dressing Room

6'2" x 5'5" (1.894 x 1.666)

En-Suite

6'5" x 6'1" (1.967 x 1.877)

Bedroom 3

10'0" x 12'4" narrows to 10'0" (3.050 x 3.777 narrows to 3.051)

Bedroom 4

11'7" x 16'4" narrows to 14'0" (3.534 x 4.980 narrows to 4.283)

Second Floor

Bedroom 5

13'0" x 10'0" both max with sloping ceilings (3.965 x 3.069 both max with sloping ceilings)

Bedroom 6

13'0" x 9'1" both max with sloping ceilings (3.96m x 2.77m both max with sloping ceilings)

Tenure

Services

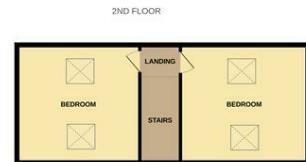
Council Tax Band

EPC

Situation

Directions

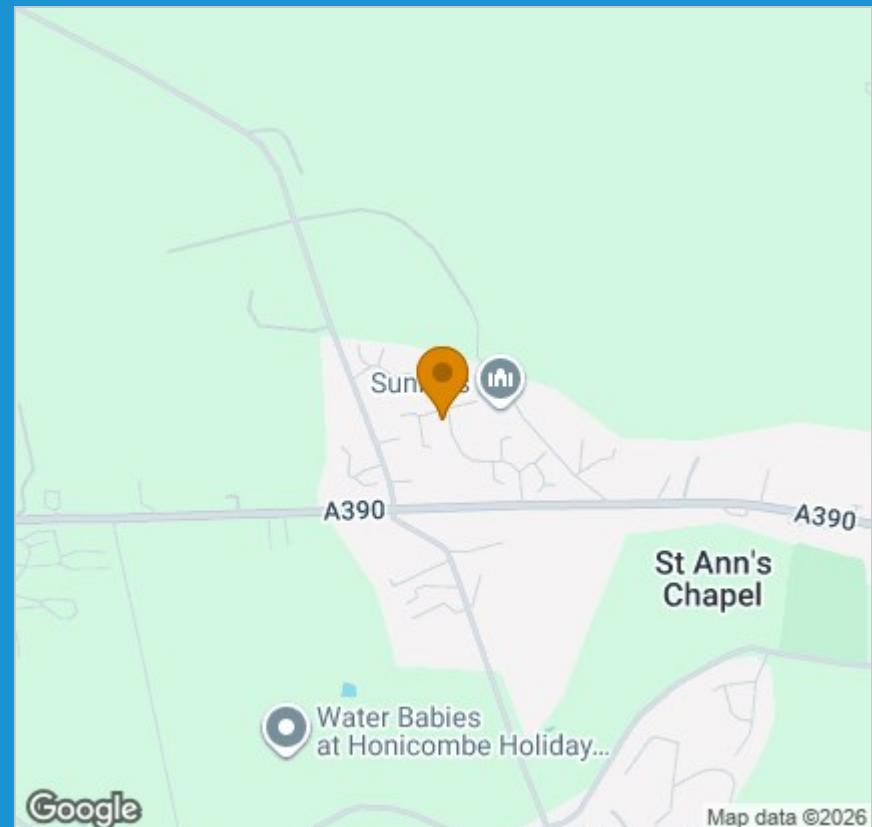
Floor Plan



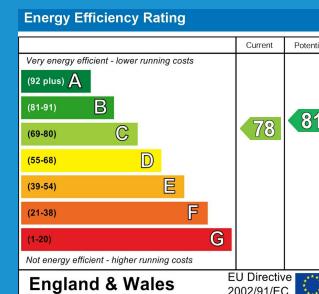
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.

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Area Map



Energy Efficiency Graph



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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