



ESTATE AGENTS



20 Buzzard Rise

St. Anns Chapel, Gunnislake, PL18 9FL

Offers In The Region Of £350,000



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Hallway

A light and airy hallway with access to the kitchen, living room and downstairs cloak room.

WC

Obscure double glazed window to the front aspect, low level wc, corner pedestal sink, consumer unit and vinyl flooring.

Kitchen/Dining Room

20'4" x 12'9" (6.20m x 3.9m)

This dual aspect room offers plentiful natural light with double glazed window to the front aspect, double French doors leading to the rear garden and further double glazed window overlooking the garden.

The dining area offers space for a good sized dining table, radiator and ceiling lights.

The kitchen offers a range of gloss base and wall units, drawers and rolled edge work surfaces, integrated fridge and freezer, one and a half bowl stainless steel sink unit with mixer tap.

A gas hob with extraction over and splash back, with double electric oven below.

Ceiling spotlights and vinyl flooring though out the kitchen dining area.

Utility Room

8'2" x 5'2" (2.5 x 1.6)

From the kitchen there is the utility room, with plumbing and space for a washing machine and dishwasher, rolled edge work surfaces and stainless steel sink with mixer tap.

Cupboard housing boiler and door leading to the outside side pathway.

Living Room

20'4" x 11'5" (6.2 x 3.5)

A dual aspect room with lots of natural light, double glazed windows to the front and side aspects, fitted carpet, radiator and ceiling lights.

Landing

Fully carpet stairs lead to the first floor landing area access to bedrooms, bathroom and airing cupboard.

Master Bedroom

12'9" x 11'1" (3.9 x 3.4)

A dual aspect double bedroom with double glazed windows to the front and side aspects, fitted carpet, radiator ceiling light and door into en-suite.

En-Suite

7'6" x 5'2" (2.3 x 1.6)

Obscure double glazed window, walk in shower cubicle, wall mounted sink, low level wc, extraction, ceiling lights and chrome heated towel rail.

Bedroom

11'9" x 11'1" (3.6 x 3.4)

A dual aspect double bedroom with double glazed windows to the front and side aspects, delightful views out towards the Tamar Valley, fitted carpet, radiator and ceiling light.

Bedroom

9'6" x 8'6" (2.9 x 2.6)

Another double bedroom with double glazed window with views over the Tamar Valley, fitted carpet, ceiling light and radiator.

This room would also make an ideal home office.

Bedroom

8'6" x 8'2" (2.6 x 2.5)

A single bedroom with double glazed window to the rear aspect, radiator and fitted carpet and ceiling light.

Bathroom

9'6" x 5'6" (2.9 x 1.7)

A modern family bathroom with both walk in shower and panelled bath, low level wc, wall mounted sink, part tiled and ceiling light

Outside

The property sits on a corner plot with pathway leading to the rear of the property and gate access to the garage.

It also benefits from a side garden area mainly laid to lawn with bordered edges.

To the rear there is an area mainly laid to lawn with a paved patio seating area, with gravelled borders.

There is a pathway leading to the rear gate with six small steps which leads to the garage and off road parking.

Garage

A single garage with up and over door

Services

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

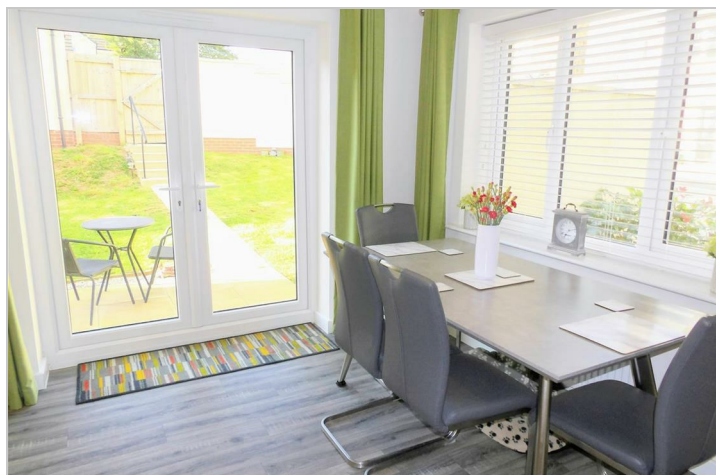
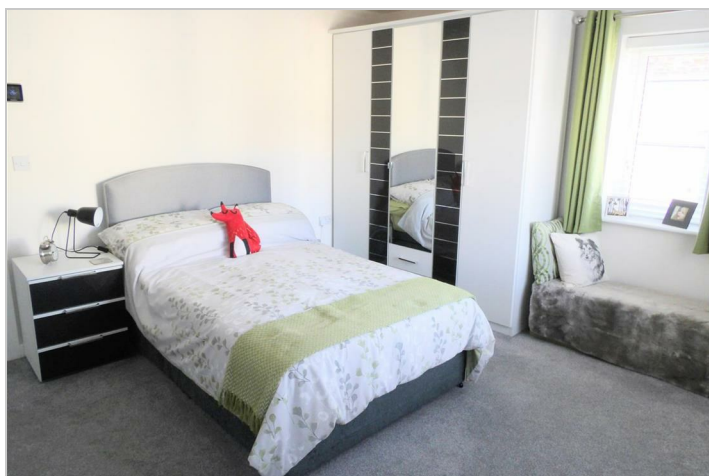
Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

AGENTS NOTE

This property can be purchased with all furnishings subject to negotiation.



Road Map



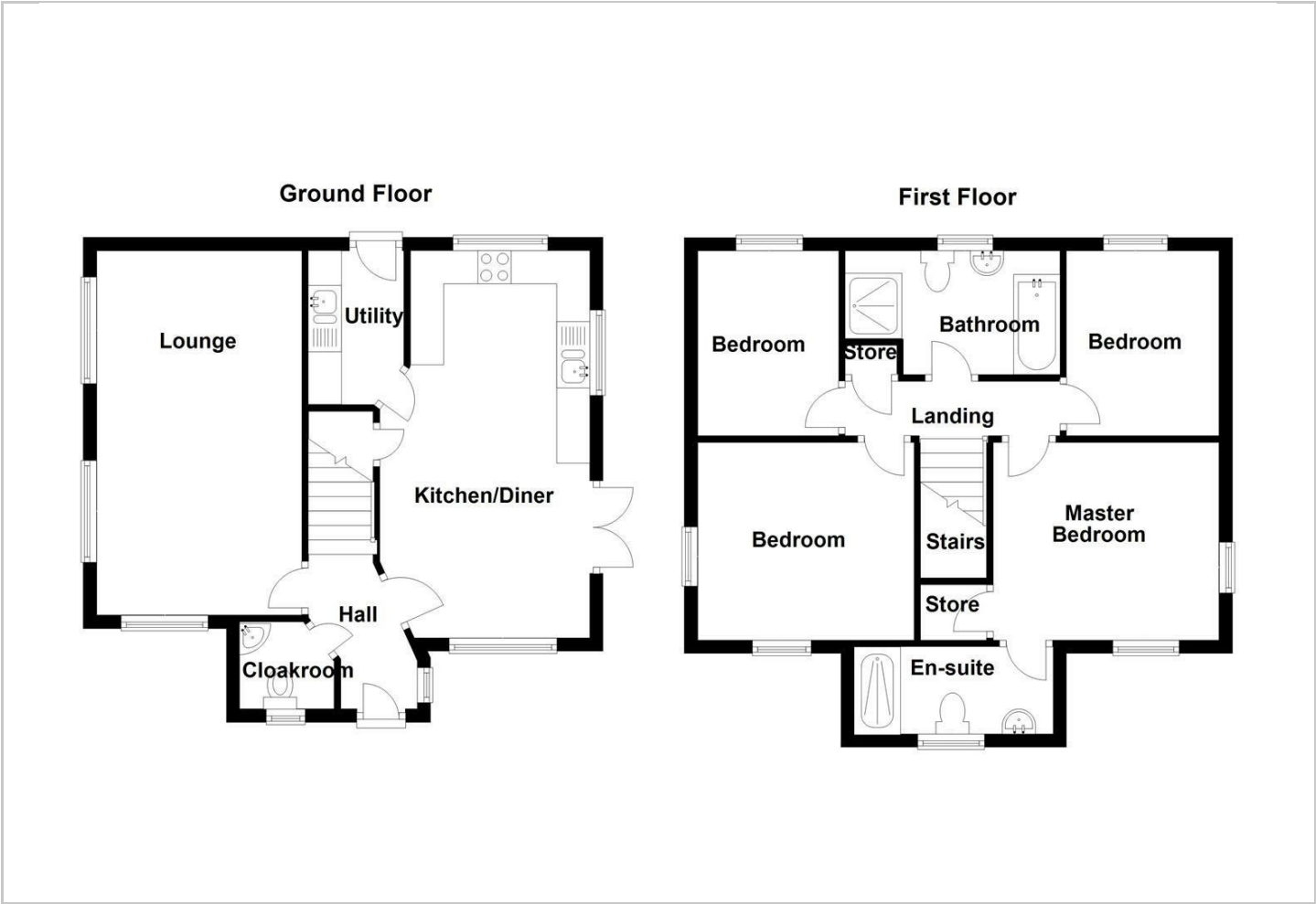
Hybrid Map



Terrain Map



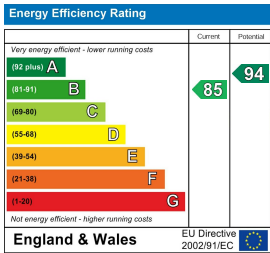
Floor Plan



Viewing

Please contact our Saltash Office on 01752 849689 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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