WAINWRIGHT
ESTATE AGENTS









3 Gennys Close, Gunnislake, PL18 9TB

Offers Over £200,000

Wainwright Estate Agents are proud to offer this immaculate two bedroom property located within St. Anns Chapel, Gunnislake. The accommodation comprises entrance hall, lounge, fitted kitchen / diner, 2 bedrooms and modern bathroom. The property further benefits from gas central heating, double glazing, enclosed rear garden with decking and off road parking. EPC = D (68) Freehold Property. Council Tax Band B

LOCATION

St Ann's Chapel is a village in the parish of Calstock, Cornwall, set within the beautiful Tamar Valley. It is west of Gunnislake on the A390 between Tavistock and Liskeard.

ENTRANCE HALL

uPVC DG front door with glazed frosted side panel opens in to entrance hall, solid wood door to storage cupboard which is carpeted with shelving and wall mounted electric heater, solid wood door to lounge, wood laminate flooring, wall mounted electric heater, fuse box.

LOUNGE 15'10" x 9'8" (4.83 x 2.95)



uPVC DG window to front aspect, two radiators, stairs to first floor accommodation, wood laminate flooring, smoke alarm, solid wood double doors with clear glass panes in to kitchen / diner.



KITCHEN/DINER 15'10" x 8'5" (4.83 x 2.57)



uPVC DG window and uPVC DG double doors to rear aspect and garden. Kitchen comprises of a matching range of grey wall mounted and base unit cupboard with roll edge laminate work tops over, single stainless steel sink and drainer with mixer tap, tiled splash backs, integral single electric oven with 4 ring gas hob and extractor fan hood over, inset spotlights, wall mounted boiler within cupboard, wood laminate flooring.



FIRST FLOOR

LANDING

Smoke alarm, loft hatch, solid wood doors to bedrooms and bathroom.

BEDROOM ONE 12'6" x 9'6" (3.81 x 2.9)



uPVC DG window to front aspect, radiator, wardrobe, storage cupboard, fitted carpet.

BEDROOM TWO 9'1" x 8'9" (2.77 x 2.67)



uPVC DG window to rear aspect, radiator, fitted carpet.

BATHROOM 6'4" x 5'6" (1.93 x 1.68)



uPVC DG opaque window to rear aspect, white suite comprising panel bath, mains shower with waterfall shower head, folding clear glass shower screen, low level WC, pedestal wash hand basin, mixer tap, part tiled walls, ceiling mounted extractor fan, chrome heated towel rail radiator, wall mounted mirror, LVT tiled flooring.

REAR GARDEN



SERVICES

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

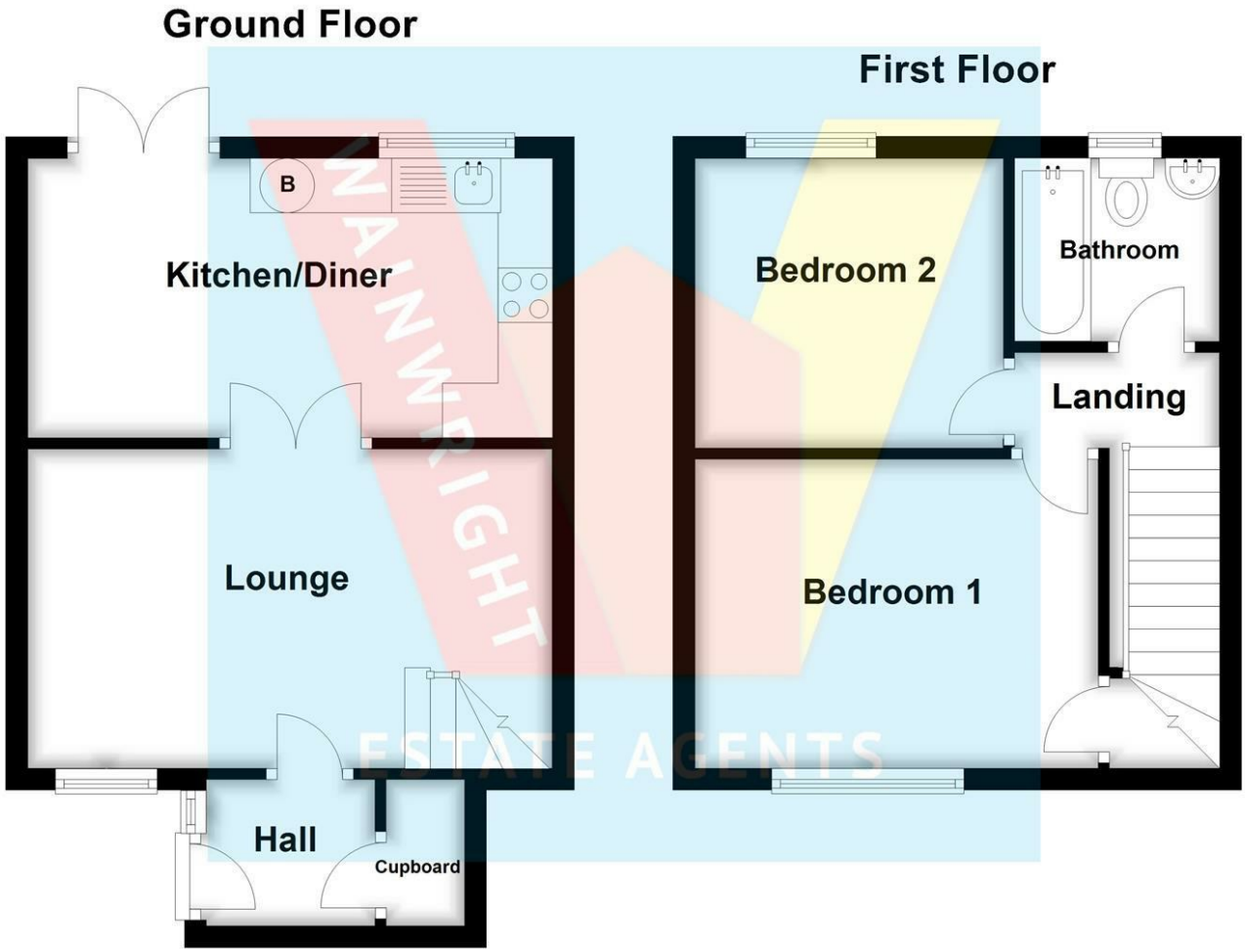
The property also benefits from good mobile phone coverage and a good speed internet service.

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

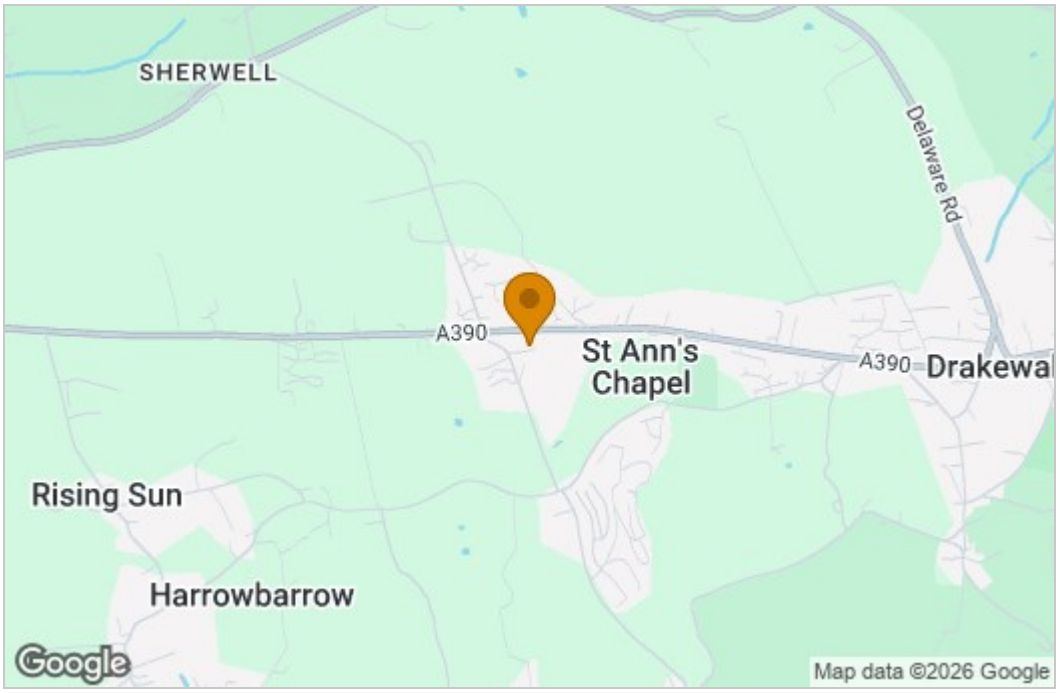
AGENTS NOTE

Should a purchaser(s) have an offer accepted on a property marketed by Wainwright Estate Agents, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £30 +VAT = Total £36.00 per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

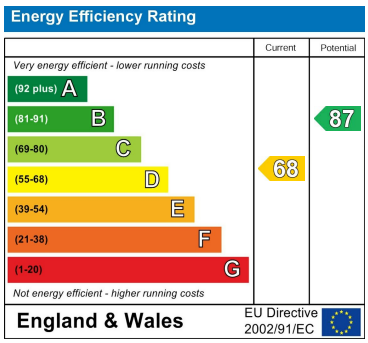
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set 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 or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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