



Town • Country • Coast



Curllew Walk

St. Anns Chapel, Gunnislake

Guide Price £299,950



4



2



1



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Curlew Walk

St. Anns Chapel, Gunnislake

Situated within a popular new build development in St. Ann's Chapel, we are delighted to offer this beautifully presented, four bedroom home to the market. This practical family home has the added bonus of a large master bedroom and ensuite with uninterrupted breath-taking views to the front across the Tamar Valley towards Devon. This would be a great suit to those wanting a family home within a popular area of the Tamar Valley and a brilliant property to fit a wealth of needs.

The ground floor accommodation briefly comprises; entry to hallway with WC, doorway to the living room, which is light and airy and well proportioned to the front of the property. The kitchen/dining room sits to the rear of the property and also features an understairs store and access to the patio and garden beyond - a great space for dining, entertaining and soaking in the sun!

The first floor living is bright and airy throughout with two double bedrooms on offer, as well as a family bathroom and a good sized single bedroom/ nursery or office. There is a further lobby space which gives access to the second floor. The second floor houses the Master bedroom, which is a great size, spanning across the full footprint of the house and boasting built in wardrobe and eaves storage, ample space for furniture and an ensuite too. Dual aspect windows allow plenty of natural light to flow through as well as the ever present view to the front over and across the Tamar Valley.

Externally the property offers private allocated parking spaces. The rear garden is a private and well maintained space, configured to offer easy maintenance and access to be a private and enclosed space to enjoy the fantastic position within the Tamar Valley.

Viewings are highly recommended to truly appreciate this stunning home





Entrance Hall

WC

Living room

14'10 x 12'06 (4.52m x 3.81m)

Kitchen/ Diner

15'1 x 9'1 (4.60m x 2.77m)

First Floor Landing

Bedroom Two

11'11 x 9'03 (3.63m x 2.82m)

Bedroom Three

9'1 x 8'11 (2.77m x 2.72m)

Bedroom Four

9'0 x 6' (2.74m x 1.83m)

Family Bathroom

9' x 6'02 (2.74m x 1.88m)

Master bedroom

22'1 x 11'1 (6.73m x 3.38m)

En-Suite

EPC

B/85

Tenure

Freehold

Services

Mains electricity, gas, water, drainage.

Council Tax Band

B

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

From the main road through St. Ann's Chapel from Gunnislake, turn right into Buzzard Rise. Follow the road to the first right hand turn which will show signage for Raven Close. Parking in the allocated spaces behind the house, a walkway from either side presents you too Curlew Walk where the property can be found or access is gained through the rear garden gate.

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

