



Town • Country • Coast



Sampson Close

St. Anns Chapel, Gunnislake

Offers In Excess Of £200,000



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St. Anns Chapel, Gunnislake

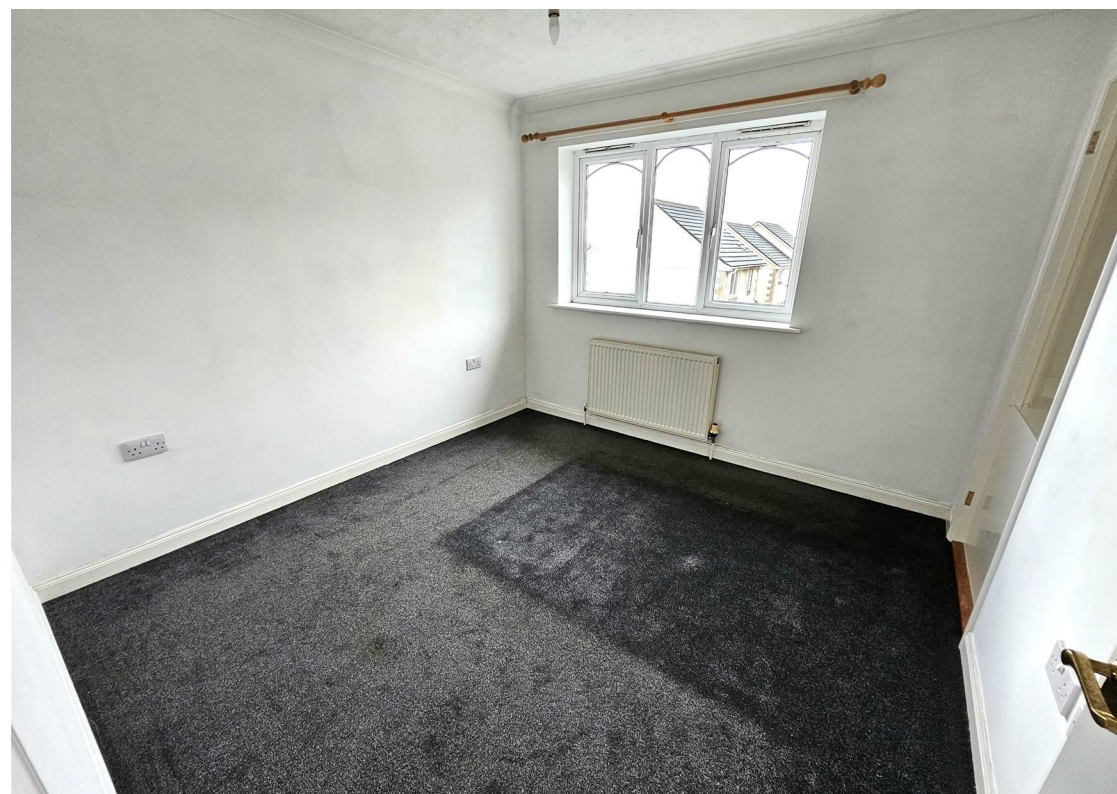
A fantastic opportunity to purchase this well presented two bedroom link detached property situated in a popular area in St Ann's Chapel, offered to the market with NO ONWARD CHAIN! The property offers the potential for ample parking for 3-4 vehicles to the front with level laid to lawn gardens to the rear.

This well presented property is in a popular and peaceful cul-de-sac. The home lays to offer itself as a property ready to move into and a perfect buy for those looking at downsizing, a first time home or an ideal rental investment opportunity.

Accommodation briefly comprises:

Entrance hall, Living room, Kitchen/Dining room, Cloakroom, First floor landing, Two bedrooms and Family bathroom. A low maintenance garden provides a great space to sit out and enjoy with a small patio area.

Downstairs accommodation is bright and spacious with double doors leading from the kitchen to the garden. The kitchen boasts plenty of storage space with wall mounted and base units and ample space for a small dining table. Both bedrooms are of a good size with enough space for double beds in both. Alternatively, bedroom two could be utilized as a large single/study.





Entrance Hall

Living Room
13'7 x 12'5 (4.14m x 3.78m)

Kitchen/Dining Room
13'7 x 8'6 (4.14m x 2.59m)

Downstairs Cloakroom

First Floor Landing

Bedroom One
11'0 x 8'1 (3.35m x 2.46m)

Bedroom Two
10'0 x 10'0 (3.05m x 3.05m)

Bathroom
7'8 x 5'0 (2.34m x 1.52m)

EPC
70/C

Tenure
Freehold

Services
Mains water, gas, electricity and drainage.

Council Tax Band
B

Situation

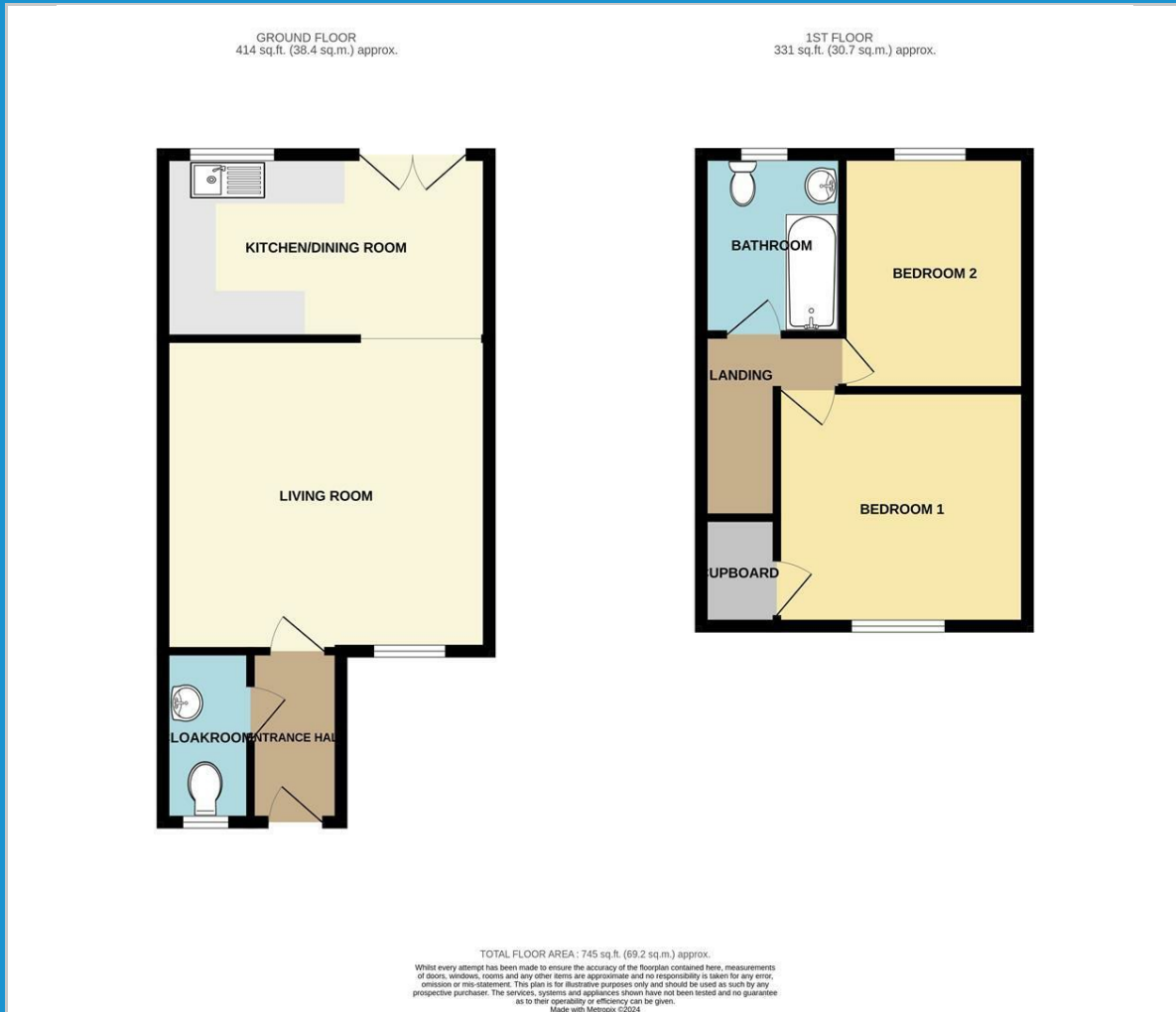
St Ann's Chapel is a village in the heart of the Tamar Valley and lies approximately 1 mile from the Cornwall and Devon border. In the village there is a convenience store with petrol station and take-away, primary school and the train station with regular trains to and from the City of Plymouth. The area provides some idyllic country walks and scenery with the nearby National Trust Cotehele Estate and House providing a real draw for the area with its associated Mill by the River Tamar and tea rooms.

Directions

Coming from Gunnislake railway station, drive through Drakewalls heading towards St Ann's Chapel. Drive past the playpark in St Ann's Chapel and proceed for a short distance until you come to a right hand turning called All Saints Park. Take this turning and follow the road round, past Genny's close. The next right hand turning is Sampson Close. You will find the property on your right hand side.



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.

These particulars, whilst believed to be accurate are set out 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

