



Town • Country • Coast



Edgecombe Way

St. Anns Chapel, Gunnislake

Offers In Excess Of £325,000



Edgecombe Way

St. Anns Chapel, Gunnislake

NO ONWARD CHAIN!

Set at the end of a quiet cul-de-sac in the Tamar Valley, is this well presented, three bedroom detached bungalow with driveway, garage and enclosed rear garden.

Well appointed accommodation with large picture windows and recently fitted with new kitchen and bathroom, this property is ready to move into and make a fantastic new home.

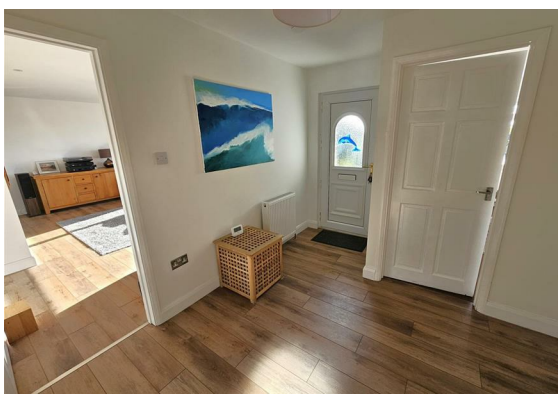
Overlooking a communal green area for the cul-de-sac, providing a serene space, the bungalow boasts a generous front garden and driveway parking for a number of cars.

Inside, the living space boasts a large, bright sitting room and a recently fitted Wren kitchen/Diner with built in fridge/freezer, dishwasher, electric oven and induction hob. Door to the integrated garage, two storage cupboards and the back door.

There are three good sized double bedrooms, and a fully tiled shower room with double shower unit and a separate WC.

Outside to the rear is a low maintenance garden, partly gravelled and part lawned, with storage shed.

This is an ideal property for those looking for a bungalow in a quiet and pretty location, within a short distance of local amenities.





Entrance Hallway

Living Room

17'5" x 12'4" (5.33 x 3.76)

Kitchen/Diner

13'5" x 10'10" (4.11 x 3.32)

Back Hallway

Bedroom 1

11'10" x 11'0" (3.63 x 3.36)

Bedroom 2

11'1" x 10'1" (3.38 x 3.08)

Bedroom 3

10'10" x 7'10" (3.32 x 2.41)

Shower Room

Cloakroom

Garage

18'2" x 8'5" (5.54 x 2.58)

Tenure

Freehold. There is a £25 charge twice a year for the maintenance of the communal green.

Services

Mains Electricity, Drainage and Metered Water and LPG gas.

Council Tax Band

Cornwall Council - Tax Band D

EPC

E39

Situation

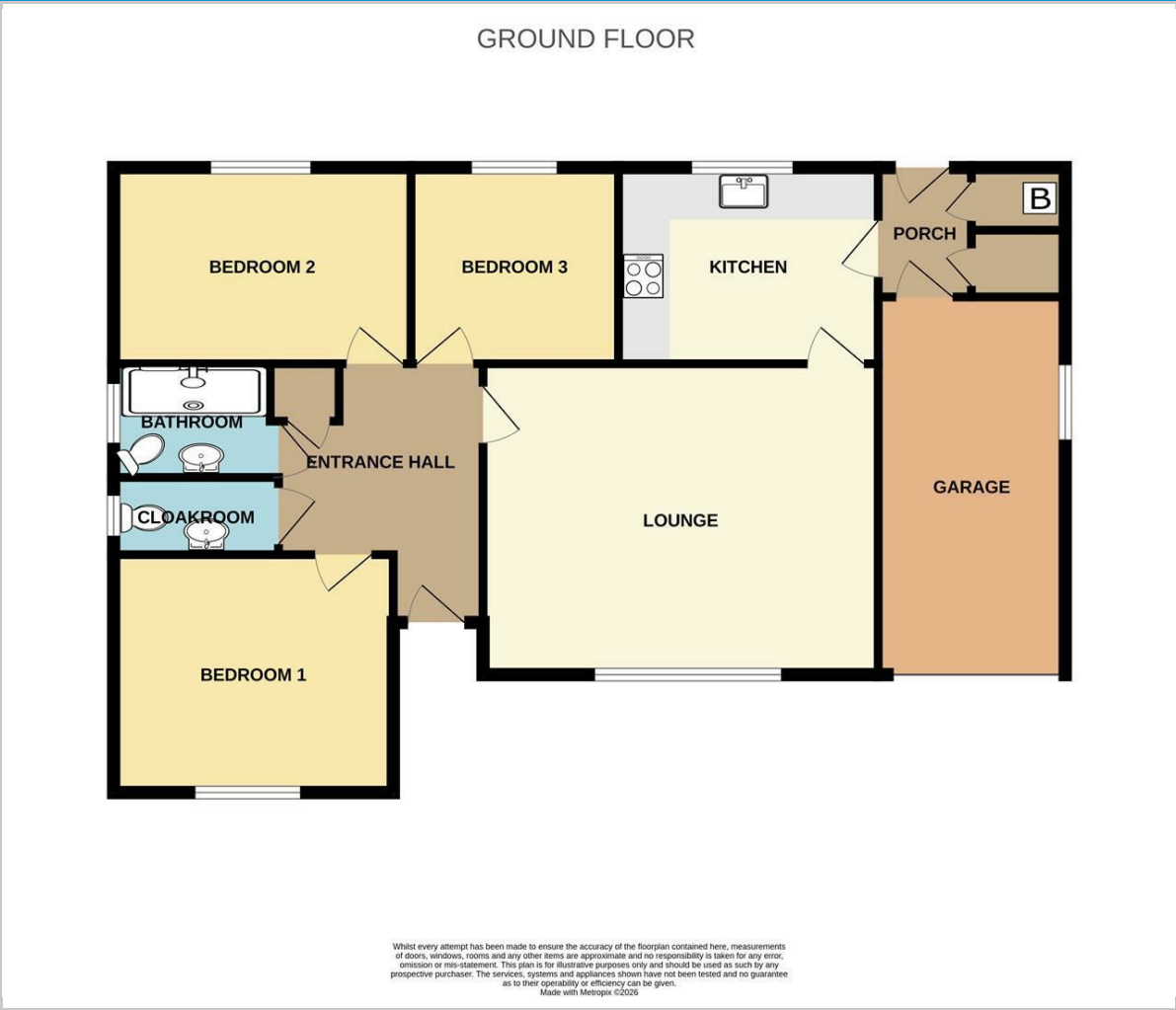
St Ann's Chapel is a village in the heart of the Tamar Valley and lies approximately 1 mile from the Cornwall and Devon border. In the village there is a convenience store with petrol station and take-away, primary school and the train station with regular trains to and from the City of Plymouth. The 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

From Tavistock take the A390 out to Gunnislake. Go through the village and up the hill passing the Asda garage on the left. After a short distance turn left signposted Harrowbarrow/Cotehele. Follow this road down and pass St Ann's Chapel Playing Field on your right. Turn left into Edgecombe Way and the property can be found to the right.



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.

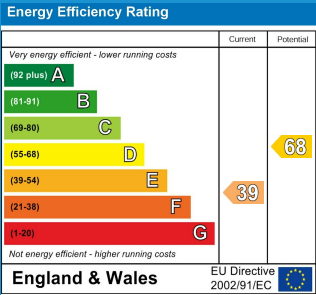
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.