



ST ANN'S CHAPEL

GUIDE PRICE **£210,000**

Light & Bright Detached 2 Bedroom Home in Quiet Location

 2 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: C (72)

**MILLER**
TOWN & COUNTRY



- » Detached
- » Cul-de-Sac Location
- » Two Double Bedrooms
- » Potential to Extend (STPP)
- » Open Plan Living Room/Kitchen/Diner
- » Garage & Driveway
- » Private South-Westerly Facing Rear Garden
- » No Onward Chain

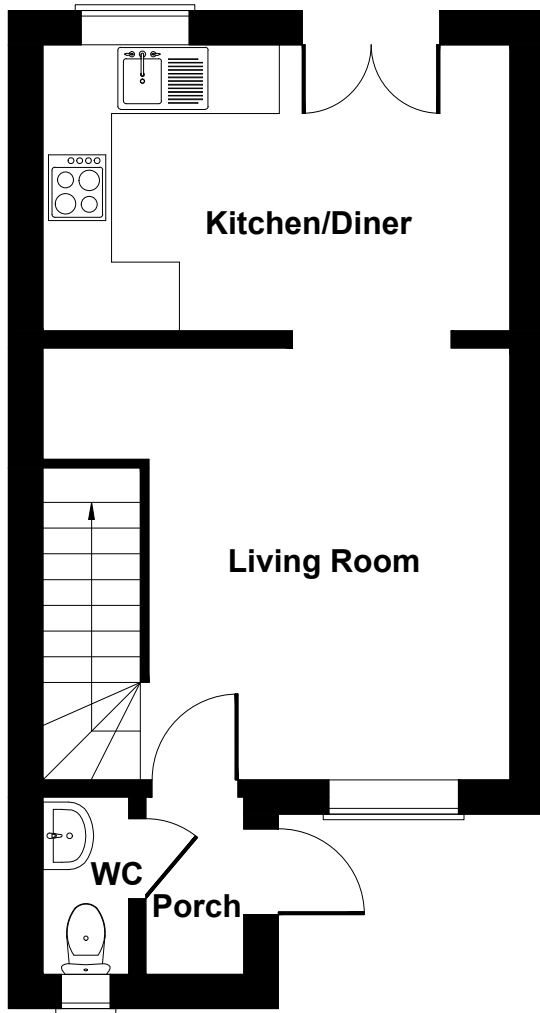
The Property

Situated in a quiet cul-de-sac with glimpses over the rooftops to Plymouth Sound, this detached two-bedroom house sits on its own private plot along with a driveway and a garage. Although some modernisation is required in the kitchen and bathroom, the property layout flows well, with the porch leading past the all-important downstairs WC, into the light and airy living room and on to the kitchen/diner, overlooking the rear garden. Upstairs are two double bedrooms and family bathroom. This would make a perfect first-time home, a good downsizer, or a potential investment.

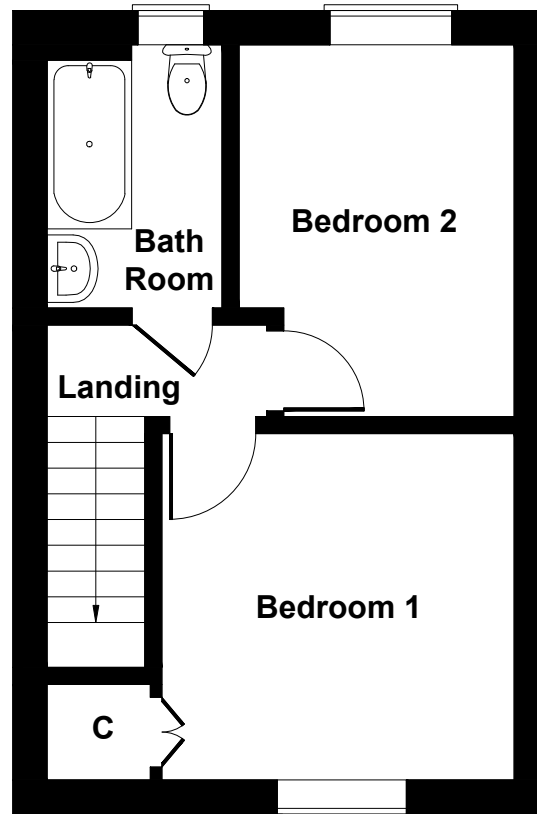


Location

St Ann's Chapel is a small village situated between the towns of Callington and Tavistock with a train station in nearby Gunnislake providing access to the city of Plymouth. There is a primary school, shop, a pub which serves food and beverages, and an array of river and country walks around the surrounding area.



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Ground Floor

Porch

WC 3'00" x 5'02"

Living Room 12'07" x 13'07"

Kitchen/Diner 13'07" x 8'04"

First Floor

Bathroom 5'01" x 7'08"

Bedroom 2 10'10" x 8'02"

Bedroom 1 10'02" x 10'03"

Outside

The rear garden can also be accessed via a side gate and up some steps to a gravelled garden with raised decking area, all surrounded by flower bed and fenced borders. There is also a pedestrian access to the garage. At the front is a private driveway, and a single garage.

Services: Mains gas, electricity, water and drainage.

Council Tax Band: B

Tenure: Freehold



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VIEWING:

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These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

