



**Sycamore House, St Anns Chapel,
Gunnislake, Cornwall, PL18 9HD**

Guide Price £350,000 Freehold





A well presented detached property in a most convenient location offered with no onward chain

- 3 Bedrooms (1 En Suite)
 - Study/Bedroom 4
- Kitchen/Dining Room & Lounge
 - Utility Room & Cloakroom
- Extensive Off Road Parking
 - Detached Garage
- Low Maintenance Gardens
 - EPC C & Council Tax D

SITUATION The property is in a convenient location in the heart of the village of St. Ann's Chapel, with a garage/convenience store and Gunnislake railway station with regular branch line services into Plymouth City centre less than ½ a mile away. The town of Callington is 4 miles distant and the popular market town of Tavistock is 6 miles distant, each with supermarkets, doctors, dentists and veterinary surgeries.

The City port of Plymouth is 14 miles to the south with deep water marina, regular ferry crossings to Northern France and Spain and all the facilities associated with a thriving University town.

DESCRIPTION The property was built in 2006 of concrete block construction with interlocking tiled roof and is a remarkably spacious family

home presented in excellent decorative order throughout, with the benefit of no onward chain.

The accommodation is clearly illustrated on the floorplan and briefly comprises: paved ramp up to glazed front door opening into a spacious entrance hall with stairs rising to the first floor and under stairs storage cupboard. Cloakroom with low flush WC and wash hand basin. Utility room with window to the side, wall-mounted mains gas fired boiler for central heating, plumbing and appliance space for washing machine and tumble dryer, stainless steel sink inset to work surface. Study/bedroom 4 with window to rear aspect.

From entrance hall door into the triple aspect kitchen/dining room with a range of base and wall units with glass fronted display cabinets, roll edge laminated work surfaces, inset 4-ring gas



hob with extractor over and double electric oven under, integral fridge and dishwasher. Glazed doors into lounge with windows to the front aspect overlooking the lawned garden area and glazed door into entrance hall.

The first floor landing has a deep linen cupboard and doors to master bedroom with en suite shower room containing low flush WC, pedestal wash hand basin together with walk-in shower cubicle. There are 2 further bedrooms and a family bathroom comprising a suite of panel enclosed bath with mixer taps, walk-in shower cubicle, low flush WC and chrome finished towel rail.

OUTSIDE Accessed from the road via a tarmac driveway, shared with 1 neighbour, leading to an extensive parking area for several vehicles.

To the front is the open fronted lawned garden area with a path to the side leading to the rear terraced patio area. Steps lead up to the detached garage, with metal up and over door, courtesy door to side, power light and water connected.

SERVICES All main services connected. Double glazed. Mains gas boiler for central heating and hot water. Council tax band D. Full EPC available on request. Broadband connected: FTTP. Mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, David J Robinson Estate Agents & Auctioneers. (At least 24 hours' notice is required)

DIRECTIONS

Sat Nav: PL18 9HD

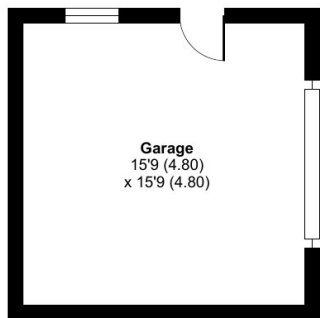
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Approximate Area = 1345 sq ft / 124.9 sq m

Garage = 245 sq ft / 22.7 sq m

Total = 1590 sq ft / 147.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1207159



For more information or to arrange a viewing, please contact us:

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