



ST ANN'S CHAPEL  
GUIDE PRICE **£260,000**

Detached 3 Bedroom Bungalow with Rooftop & River Views

 3 Bedrooms  1 Bathrooms  1 Reception Room  EPC Rating: E (43)

  
MILLER  
TOWN & COUNTRY





- » Far Reaching Views of the Tamar Bridge
- » Potential for Modernisation
- » Quiet Cul-De-Sac Location
- » Currently 3 Double Bedrooms
- » Front & Rear Gardens
- » Driveway & Garage
- » No Onward Chain

## The Property

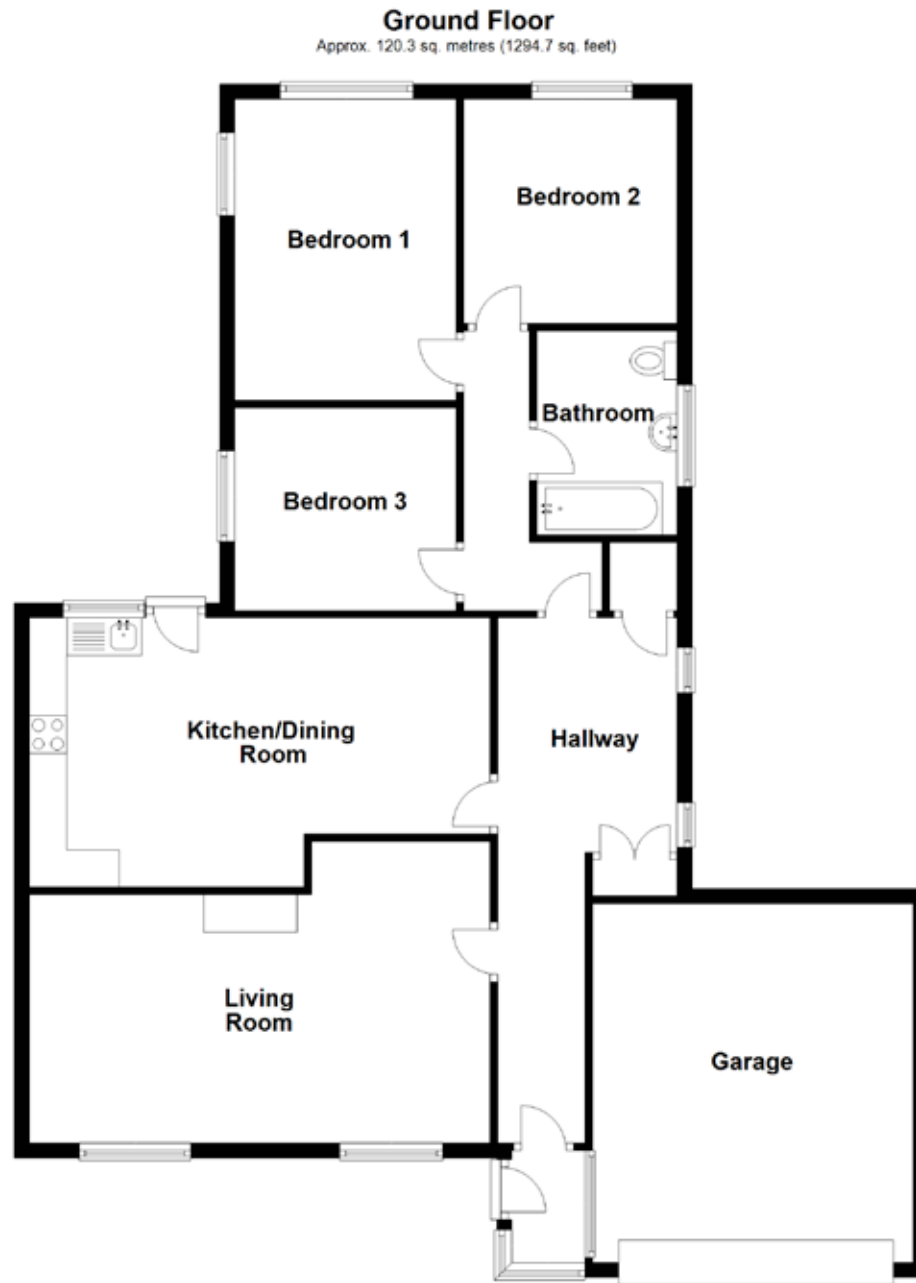
With views over the rooftops to the River Tamar and the Tamar Bridge, this three-bedroom detached bungalow sits in an elevated position at the end of a peaceful cul-de-sac in St Ann's Chapel. Although in need of modernisation, there is huge potential to create a spacious open plan living room/dining room/kitchen, taking in the views at the front, and access to the garden at the rear. There is also currently a rear hallway with three double bedrooms and a bathroom.



## 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.





Total area: approx. 120.3 sq. metres (1294.7 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

## Accommodation

### Ground Floor

Porch

Entrance Hall

Living Room 20'01" x 10'10" (13'03" Widest)  
(6.12m x 3.30m) (4.04m Widest)

Kitchen/Diner 20'03" x 10'04" (13'01" Widest)  
(6.17m x 3.15m) (3.99m Widest)

Rear Hallway

Bedroom 2 9'08" x 8'10" (2.95m x 2.69m)

Bedroom 1 13'02" x 9'08" (4.01m x 2.95m)

Bedroom 3 9'05" x 9'10" (2.87m x 3.00m)

Bathroom 6'01" x 8'09" (1.85m x 2.67m)

### Outside

Garage 7'11" x 16'10" (2.41m x 5.13m)

The rear garden can also be accessed from a side gate, with a path leading past the oil tank and space for a shed, around to a narrow level seating area, and steps leading to a small, elevated garden with a greenhouse. At the front, there is a driveway leading to a single garage, and a garden path leads to a large, gravelled area that could be used to sit, or have tubs and pots. Steps then lead to the front porch.

**Services:** Mains electricity, water and drainage.

Oil fired central heating.

**Council Tax Band:** D

**Tenure:** Freehold





Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

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

