



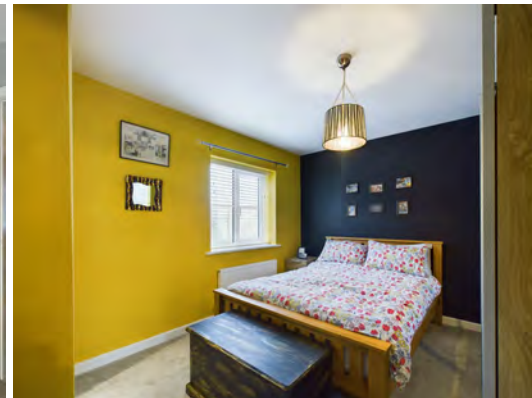
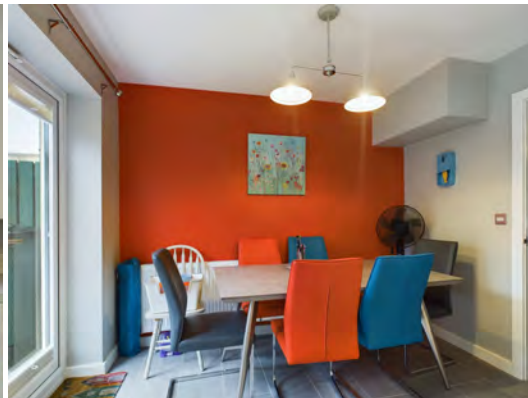
Bond
Oxborough
Phillips

Changing Lifestyles

10 Starling Lane,
St. Anns Chapel,
Gunnislake,
PL18 9FS



Asking Price - £250,000



Changing Lifestyles

01822 600700

10 Starling Lane, St. Anns Chapel, Gunnislake, PL18 9FS



- Modern Mid Terraced Home
- Kitchen/ Dining Room
- Offering Three Bedrooms
- En Suite & Family Bathroom
- Garage & Off Road Parking
- Enclosed Rear Garden
- EPC Rating C- 84



Though only four years old, this modern home presents a pristine opportunity for first-time buyers or young families seeking their initial property. The generous living area and the open-plan kitchen/dining room are perfect for hosting gatherings or enjoying family game nights. Additionally, the expansive patio provides an ideal setting for al fresco dining and outdoor entertainment.

The first floor features three delightful bedrooms, each bright and spacious. With two double rooms and one single, there is ample room for free-standing bedroom furniture. The family bathroom includes a matching three-piece suite with a shower over the bath. The master bedroom, facing the front, offers breathtaking views of the nearby countryside and includes an en-suite. The property also boasts built-in storage solutions, minimising the need for additional furniture.

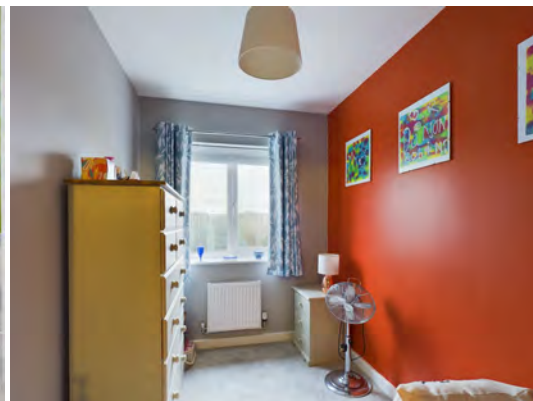


The fully enclosed garden at the rear is perfect for children and pets. A sizable patio is located just outside the back French doors, with an additional garden area on a higher level. Parking is convenient with a dedicated space and a large garage situated at the rear. The spacious garage is located beneath a coach house behind the property.

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St Anns Chapel is a small village close to the Tamar Valley a designated area of outstanding natural beauty. Local amenities and facilities include a nearby shop, public house/restaurant, bus service, well regarded primary school and train station which is a popular choice for both commuting and recreational purposes.

The property is ideally situated to have the options of either main shopping in Callington, Tavistock or Launceston all of which have a more comprehensive range of facilities. There are a number of leisure pursuits to be enjoyed by all the family a short distance away and the coast is approximately forty five minutes drive.



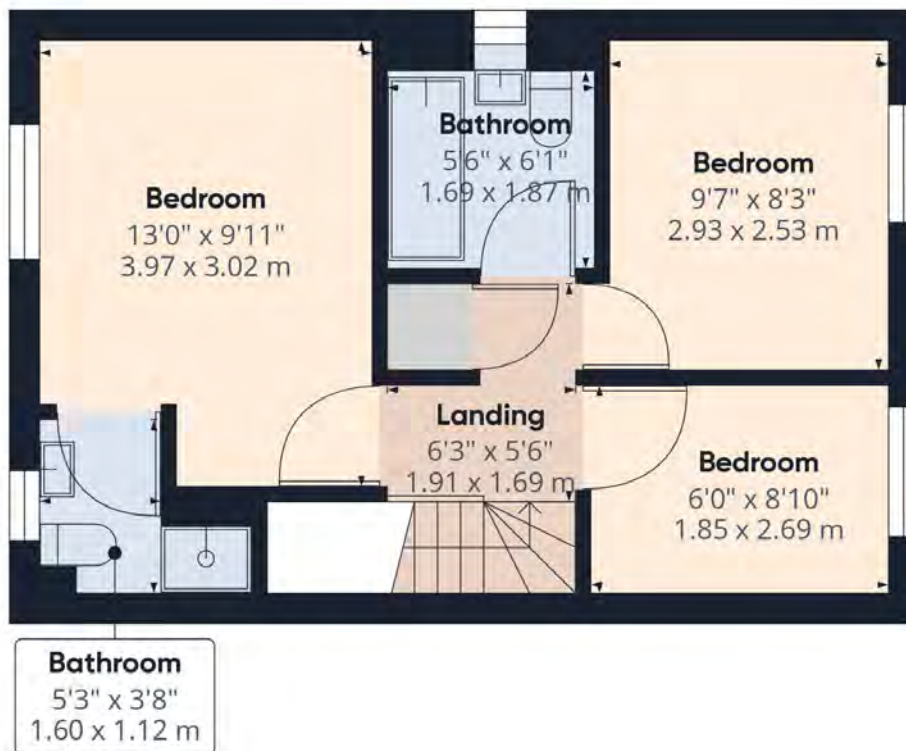
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the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.

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Floor 0



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