



2 River View

St Anns Chapel, Gunnislake, Cornwall, PL18 9HU

Price Guide - £137,500



Property

Offered with no onward chain, a mid-terrace cottage that would benefit from some improvement. Situated in a convenient position in the Tamar Valley between the towns of Tavistock & Callington and within easy reach of local amenities.

The property briefly comprises: Entrance porch, sitting room, kitchen/dining room, ground floor bathroom, two first floor bedrooms, good size rear garden with useful store shed.

Accommodation

UPVC double glazed door leads to:

Porch – 5' 3 x 2' 8 (1.61m x 0.86m)

Door to:

Sitting Room – 12' 3 x 10' 1 (3.74m max inc chimney recess x 3.09m)

Stone fireplace (not used), exposed ceiling beams, night storage heater, UPVC double glazed window to the front.

Dining Room – 8' 6 x 7' 7 (2.61m x 2.34m)

Staircase rises to the first floor with under stairs cupboard and further under stairs shelved cupboard, night storage heater, open access to:



Kitchen – 8' 9 x 6' (2.72m x 1.83m) max

Older style kitchen cupboards with stainless steel sink, tiled flooring, UPVC double glazed window and door leads to the rear garden, two sky light windows.

Ground Floor Bathroom

Coloured bathroom suite comprising panelled bath with Mira electric shower over, pedestal wash hand basin, w.c., tiled walls and floor, obscure double glazed window to the rear.

From the dining room, staircase leads to:

First Floor

Access to loft.



Bedroom 1 – 12' 9 x 10' 3 (3.92m max inc recess x 3.15m)

Double glazed window to the front with far reaching views.

Bedroom 2 – 8' 10 x 7' 4 (2.74m x 2.27m)

Double glazed window to the rear with views over the garden, over stairs storage cupboard.

Outside

At the front of the property there is a pathway leading to the entrance door, there is a small, raised garden with lawn and a shrub hedge border.



Outside Continued

The principal garden lies to the rear of the property, where steps lead up to a slightly elevated, good size garden with lawn, specimen trees, shrubs and a pathway leads to the top of the garden with a seating area and useful store shed measuring 3.44m x 2.10m.

Agents Note

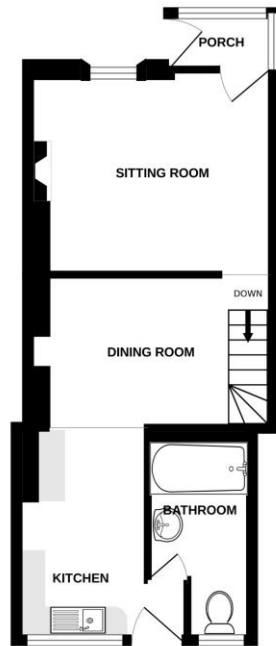
There is a pathway at the bottom of the rear garden providing a right of access for the terrace of cottages to the front.

COUNCIL TAX: Band A

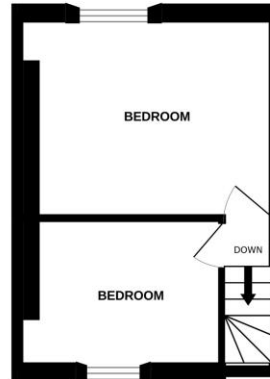
LOCAL AUTHORITY: Cornwall Council

POSTCODE FOR SAT NAV: PL18 9HU

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
220 sq.ft. (20.4 sq.m.) approx.

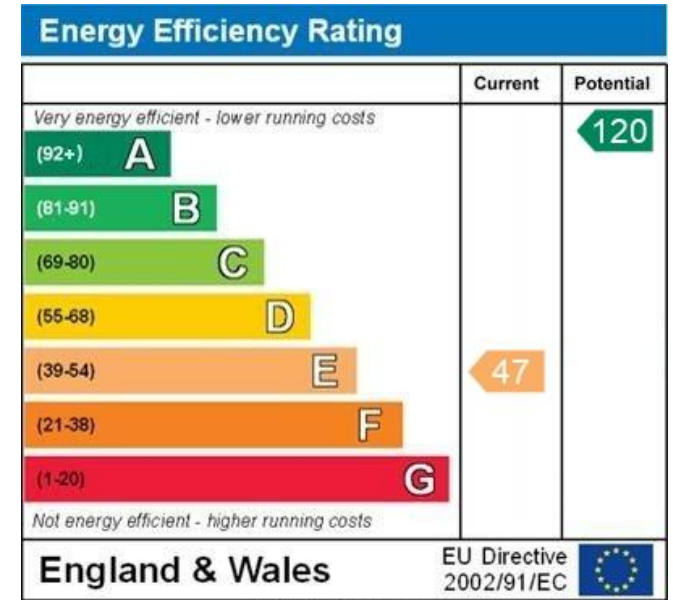


TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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