



Tryga

Drakewalls, Gunnislake, Cornwall, PL18 9DN

Guide Price £400,000



Property

Well presented spacious detached bungalow located in a convenient position within the popular Tamar Valley. Situated on a good size plot with easy access to local amenities and good access to the towns of Tavistock & Callington.

The accommodation briefly comprises: Entrance hall, kitchen/dining room, utility room, sitting room, 3-4 bedrooms, master with ensuite shower room, bathroom, workshop/store (formerly integral garage), UPVC double glazing, ample off road parking, good size gardens and wonderful decked terrace. Internal viewing strongly recommended.

Accommodation

Entrance Hall

With access to all bedrooms, bathroom and sitting room, built-in linen cupboard with slatted shelving, two radiators, access to loft with ladder.

Workshop/Store Room – 10' 3 x 9' 8 (3.13m x 2.95m)

Roller door to front driveway, light and power connected.

This room was formerly part of an integral garage with a partition wall installed to create bedroom 4/study, this could easily be taken down to reinstate the garage, if required.

Bedroom 4/Study – 9' 5 x 7' 10 (2.88m x 2.38m)

UPVC double glazed window to the side, fitted wardrobe, radiator.

Bedroom 3 – 12' 4 x 9' 5 (3.76m x 2.87m)

Dual aspect room with UPVC double glazed windows to the front and side elevations, radiator.

Master Bedroom – 12' 4 x 12' 2 (3.76m x 3.72m)

UPVC double glazed window overlooking the decked terrace, fitted bedroom furniture including wardrobe, side tables, over bed storage and dressing table, radiator, door to:

Ensuite Shower Room

With w.c., shower cubicle, wash hand basin, heated towel rail, electric shaver point, obscure UPVC double glazed window.

Bathroom

Fitted with panelled bath with mixer taps and shower attachment, electric shaver point, radiator, shelving, obscure UPVC double glazed window.



Bedroom 2 – 12' 3 x 9' 3 (3.73m x 2.83m)

UPVC double glazed window to the side, radiator.

Sitting Room – 17' 7 x 12' 2 (5.37m x 3.70m)

Sliding patio doors providing access to the decked terrace and garden, two radiators.

Kitchen/Dining Room – 21' 10 x 9' 9 (6.65m x 2.96m)

Triple aspect room with UPVC double glazed windows overlooking the garden, range of wall and base fitted kitchen units, breakfast bar, gas hob with hood over, double electric oven, radiator.

Utility Room – 9' 3 x 5' 10 (2.83m x 1.77m)

With space and plumbing for automatic washing machine, dishwasher and tumble dryer, worktop and wall cupboards, wall mounted Worcester gas boiler.

Utility Room Continued

external door leading to the side of the property and access to the garden.

Outside

The gardens extend to the side of the property where there is a paved terrace and timber decked seating area, which takes full advantage of the south facing aspect. Located at the rear of the property is an area of lawn with specimen trees, shrubs and raised borders. There is a good size timber garden shed measuring 10' 4 x 3' 9 (3.14m x 1.15m) with double doors, a pathway leads to the front driveway, and there is an outside water supply and safety electric point.



Outside Continued

There is a good size driveway with ample parking for several vehicles, including space to store a camper van or caravan.

Council Tax Band: D

Local Authority: Cornwall

Postcode for SatNav: PL18 9DN

GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.

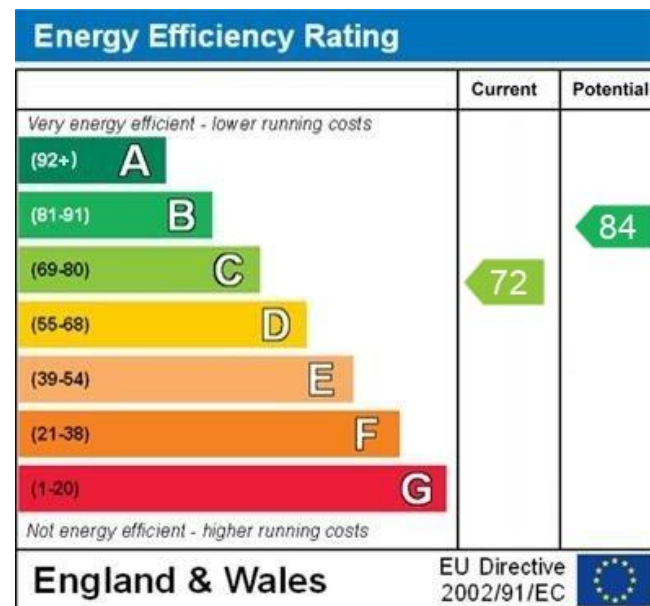


TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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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VIEWINGS STRICTLY BY APPOINTMENT

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