



Gunnislake
PL18 9JH

Guide Price £165,000
Freehold



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Situation:- Gunnislake has a range of amenities close by including post office, shops, bus service, cafe, primary school, public house, health centre and railway station on a branch line, with a regular service to Plymouth. The towns of Callington and Tavistock are each some 5 miles away with a range of amenities and transport links. The Tamar Valley an area of outstanding natural beauty can be enjoyed by all the members of the family and is within walking/driveable reach.

Description :- The property is entered via the front entrance door to the Open plan Lounge and Kitchen with stairs rising to the first floor. There are triple glazed windows to the front with a deep sill and a useful under stairs storage cupboard, space for reception/dining furniture and two radiators. The Kitchen area, is fitted with a range of wall and base units with work top surfaces over. Integrated appliances including fridge, Neff ceramic hob with oven beneath and a canopy above incorporating the extractor. There is a breakfast bar and further display cabinets, plumbing and under unit space for washing machine and modern coloured glass finish tiling to the walls.

From the ground floor the staircase, with carpet grips, leads to a Landing, with loft access. This provides access through to the shower room and bedrooms.

Bedroom One which faces to the rear has a door giving access to the rear courtyard and has a window to the side and a radiator.

Bedroom Two has a radiator and faces the front with a pleasant outlook providing views across the Tamar Valley.

Bedroom Three, faces the front and has a radiator and useful storage cupboard. The Shower room completes the accommodation and includes a corner shower cubicle with shower, low level WC and vanity unit.

Outside:- From bedroom one a door provides access to the rear, where a gravel finished pathway and steps lead up to the raised Courtyard enclosed with walling and fencing. There is also a rear access gate. The vendor is in the process of creating a parking space located just opposite the property.

Services:- Mains Electric, Gas, Water and Drainage.

Council Tax:- According to the Vendor the Council Tax Band is B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

 dawsonnott.co.uk

