



Gunnislake
PL18 9LA

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.

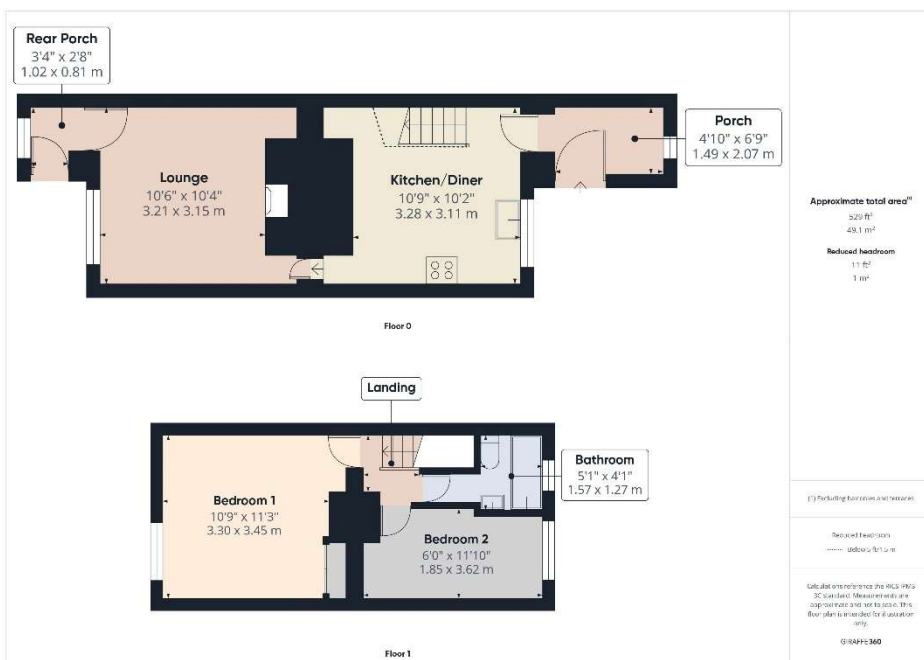
Description:- The property can be accessed via pathways to either the front or the rear. To the front there is a gateway which opens into to the garden, where a pathway leads up to the front entrance. A door opens in to the Porch and an internal door then gives access to the Lounge. This has the main feature of a fireplace recess where there is a gas point. The Kitchen then follows, which is fitted with a range of cabinets and faces the rear courtyard garden. Stairs rise to the first floor where there is a further fireplace recess. The rear Porch houses the central heating and hot water boiler, facing to the rear, with an access door to the rear courtyard.

On the first floor there is a landing which gives access to the Bedrooms and Bathroom. Bedroom 1 is a good sized double bedroom facing to the front and enjoying views across the Tamar Valley. Bedroom 2 is a single bedroom facing to the rear. The Bathroom has a low level WC, wash hand basin, bath with shower over which faces to the rear.

Outside:- To the front there is a cornish garden which has a pond with lillies. There is a climbing rose and a variety of flowers and shrubs. To the rear the courtyard is paved and enclosed with walling and access gate. Although there isn't allocated parking there is Residents Parking facilities.

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

Council Tax:- Cornwall Council state the banding for this property is A.



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

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