



Kingswood Road  
Gunnislake

Guide Price £375,000



## Kingswood Road

### Gunnislake

Occupying a tucked away location with a private entrance drive is this detached, chalet style bungalow offering three bedrooms, together with a first floor lounge and balcony enjoying stunning valley views. The gardens are level and enclosed with a covered patio, ample driveway parking and former pigsty for storage. The property also offers a garage.

The accommodation, which is mains gas centrally heated and double glazed, comprises an entrance hall with stairs to first floor and understairs storage, door to a good sized kitchen/diner comprehensively fitted with ample dining space and patio doors to rear overlooking the delightful gardens. A stable door also exits the kitchen to the rear. Off the kitchen is a useful utility room, integral door to the garage and a ground floor bathroom. Off the entrance hall is a double bedroom.

On the first floor a generous lounge boasts a balcony to enjoy the stunning valley views and overlooking the gardens. There are two further bedrooms, one being a single and one double with eaves storage space.

Outside the drive provides ample parking and turning space for several vehicles and gives access to the garage which has power and light and also houses the wall mounted mains gas fired boiler. There is a former Pigsty used for storage. A path and gate to the side of the property leads to level enclosed gardens laid to lawn with a patio and further timber store shed to the other side. The covered patio offers the chance to dine al fresco and enjoy the views.







## Entrance Hall

## Kitchen/Diner

24'0" x 10'0" max. (7.32m x 3.07m max.)

## Utility Room

6'5" x 4'5" (1.97m x 1.36m)

## Ground Floor Bathroom

9'4" x 6'8" (2.85m x 2.04m)

## Ground Floor Bedroom 1

13'1" x 8'10" (3.99m x 2.70m)

## First Floor Landing

## Lounge

14'9" x 15'11" max (4.52m x 4.86m max)

## Bedroom 2

13'0" x 9'4" max. (3.98m x 2.85m max.)

## Bedroom 3

8'1" x 7'6" (2.47m x 2.30m)

## PLEASE NOTE

All Rooms on the First Floor have restricted head height.

## Outside

## Integral Garage

18'1" x 9'4" (5.53m x 2.87m)

Housing wall mounted mains gas fired boiler.

## Tenure

Freehold

## Services

Mains electricity, gas, drainage and water.

## Local Authority

Cornwall Council. Tax Band D.

## EPC

EPC - D67

## Situation

The village of Gunnislake features a selection of local shops including a Post Office, General Store, Doctor's Surgery, Café and public houses and a primary school. There is a train station approximately a mile from the village with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community. The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.

## Directions

Follow the A390 into Gunnislake turning left at the traffic lights onto Calstock Road. Take a left into Kingswood Road and follow to the bottom of the hill and the property is found on your right hand side.





Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

