



Town • Country • Coast



Coxpark, Gunnislake

Guide Price £475,000





## Coxpark, Gunnislake

This well presented detached bungalow is situated on a generous plot in an envious semi-rural location on the fringe of Cox Park, boasting wonderful far reaching countryside views. The property offers parking for numerous vehicles with a further garage and utility area.

The gardens are a real feature of the property leading from the front through to the side and rear with plants and shrubs offering an array of seasonal colour. The rear garden has a patio area opening to a large lawned area offering a good degree of privacy.

Accommodation briefly comprises: Entrance porch, Hallway, Kitchen/Breakfast room, Dining room, Living room, Conservatory, Three double bedrooms (one with steps leading down to a shower room, Family bathroom







**Porch**  
4'0" x 3'8" (1.24 x 1.14)

**Hallway**

**Kitchen/Breakfast Room**  
16'4" x 10'9" (4.98 x 3.28)

**Dining Room**  
18'8" x 9'10" (5.69 x 3.0)

**Balcony**

**Lounge**  
21'9" x 12'9" (6.63 x 3.89)



**Conservatory**  
12'9" x 10'7" (3.91 x 3.23)

**Bedroom 1**  
9'6" x 10'9" (2.92 x 3.28)

**Shower Room**  
7'3" x 4'3" (2.21 x 1.32)

**Bedroom 2**  
9'8" x 10'9" (2.97 x 3.28)

**Bedroom 3**  
10'9" x 9'6" (3.28 x 2.9)

**Bathroom**  
7'10" x 6'5" (2.39 x 1.96)

**Garage/Utility**  
20'4" x 10'5" (6.2 x 3.18)

**Tenure**  
Freehold

**Services**  
Mains electricity and metered mains water. Drainage to Septic Tank. Oil fired central heating.

**Council Tax Band**  
D

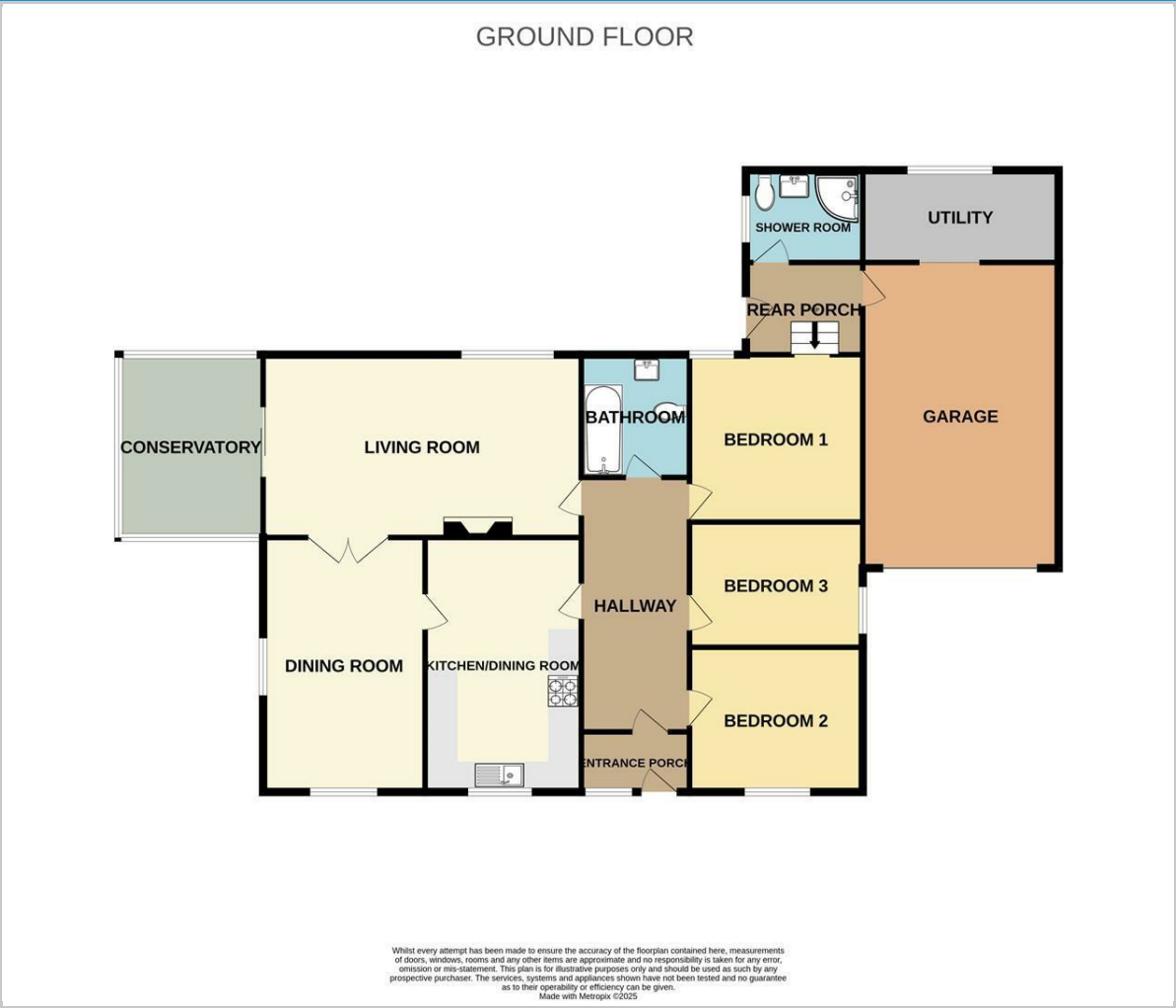
**EPC**  
E47

**Directions**  
From Gunnislake follow up the hill through the traffic lights passing the train station on your left. After a short distance turn right into Delaware Road. Follow this road until you reach a set of cross roads and turn right sign posted Latchley. Continue along this road and the property can be found on the corner of the right hand turn.





Floor Plan



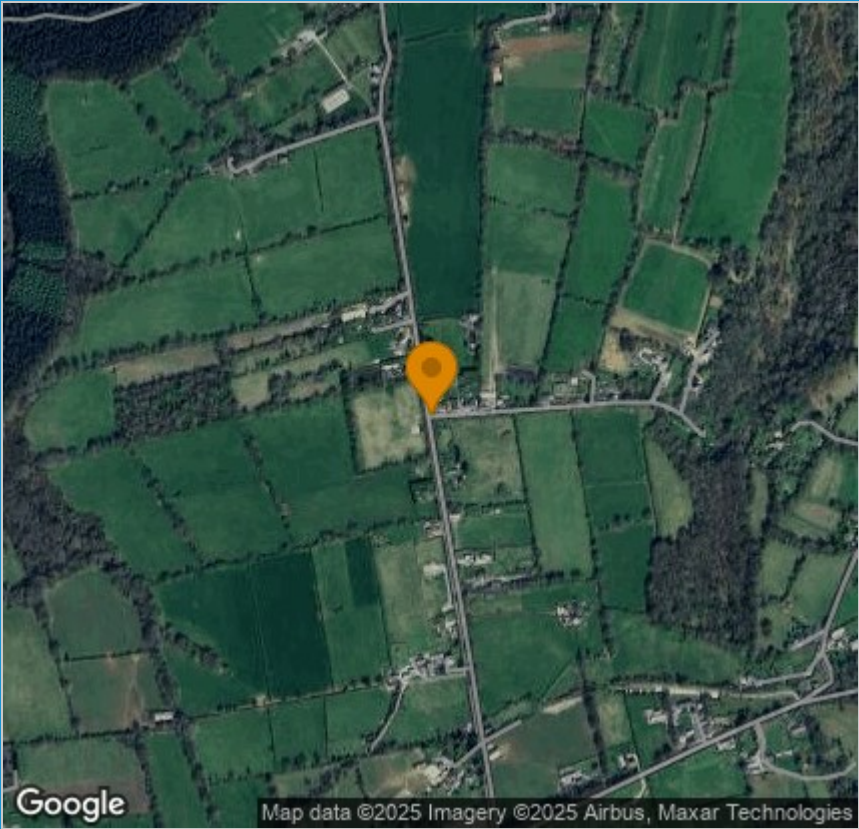
Viewing

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

