



Town • Country • Coast



The Square

Gunnislake

Offers In Excess Of £350,000



The Square

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Tucked away in the heart of the village, is this immaculately presented detached three bedroom bungalow, with large driveway parking, garage and Mediterranean style easy to maintain gardens. Generous raised deck enjoying spectacular views over the Tamar Valley.

Offered with oil fired central heating and double glazed throughout the accommodation comprises an entrance porch, fully boarded loft space, three bedrooms, bath/shower room with recessed shower, good sized kitchen/diner and sitting room. The kitchen boasts wall and base units with circular sink and, built-in electric oven, freestanding fridge freezer, slimline dishwasher and washing machine. Breakfast bar and ample dining space with sliding patio doors to rear. From the dining area, double doors lead into the sitting room with a woodburning stove being a focal point of this room.

Outside, a private lane shared by only three properties, leads to a large gravelled entrance driveway providing ample off road parking for several vehicles and gives access to a detached single garage, with door to rear. Oil storage tank and boiler housed outside. The gardens are bright and easy to maintain with plenty of space for sitting outside with flower border and path to either side of the bungalow. Further steps lead up to an extensive decked terrace enjoying spectacular Tamar Valley and village views.





Entrance Porch

Kitchen/Diner

21'3" x 10'9" (6.48m x 3.30m)

Sitting Room

10'11" x 9'1" (3.33m x 2.77m)

Bedroom 1

11'8" x 9'1" (3.58m x 2.77m)

Bedroom 2

8'3" x 7'6" (2.54m x 2.31m)

Bedroom 3

8'2" x 5'8" (2.51m x 1.75m)

Bath/Shower Room

8'3" x 5'10" (2.53m x 1.80m)
Plus shower recess.

Garage

15'1" x 8'7" (4.62m x 2.62m)

Services

Mains water, electricity and drainage. Oil fired central heating.

Local Authority

Cornwall Council - Tax Band C

EPC

E50

Tenure

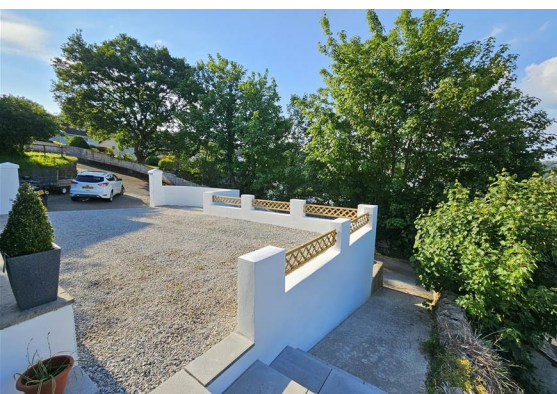
Freehold

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 and at the traffic lights continue straight on then turn right in front of The Cornish Inn, continue up to the left of the Pub up the hill and the property will be found on the left hand side after a short distance.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

