



Delaware Road
Drakewalls, Gunnislake

Guide Price £350,000

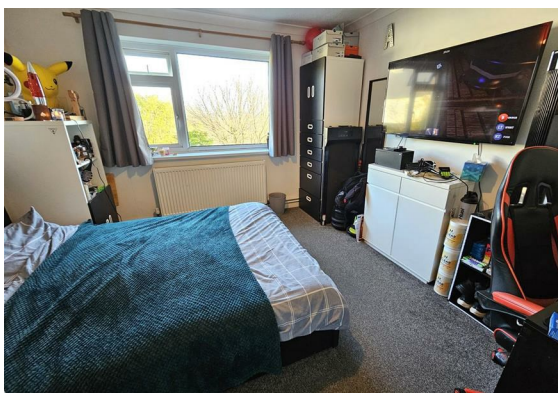
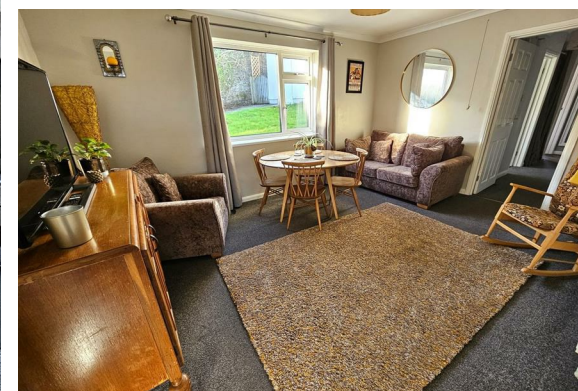
Delaware Road

Drakewalls, Gunnislake

Occupying an elevated position and enjoying stunning views across the Tamar Valley, is this modernised detached four double bedroom, two reception and two bathroom, south-facing bungalow, together with gardens to front and rear, driveway parking and a detached garage/workshop.

Offering spacious, light and airy modern accommodation briefly comprises; Entrance hall, double aspect sitting room enjoying superb views, modern kitchen with range of wall and base units with integrated appliances and a door to the rear gardens. From the hall is a door into a large dining room, with pleasant aspect over the rear gardens. There are four bedrooms, complemented by a well appointed bathroom and a shower room.

The property is approached either via a path and steps to the front or from a shared entrance lane which then leads to a private driveway offering ample parking and giving access to a detached garage/workshop with power and light connected and a door to the rear. The gardens are a particular delight with terraced areas to the front and seating area to enjoy the superb views. To the side and rear are landscaped garden areas with private lawns and seating areas for entertaining or dining al fresco as well as a summer house.





Entrance Hall

Sitting Room

20'2" x 13'1" narrowing to 11'1" (6.17m x 4.01m narrowing to 3.40m)

Kitchen

10'11" x 10'9" (3.35m x 3.30m)

Dining Room

14'0" x 10'9" (4.29m x 3.30m)

Bedroom 1

10'5" x 8'11" (3.18m x 2.74m)

Bathroom 1

Bedroom 2

11'1" x 10'11" (3.38m x 3.35m)

Bedroom 3

11'3" x 10'11" (3.45m x 3.35m)

Bedroom 4

11'6" x 8'11" max. (3.51m x 2.74m max.)

Bathroom 2

Detached Garage/Workshop

16'6" x 9'10" (5.03m x 3.00m)

Services

Mains gas, electricity, drainage and water.

EPC

D60

Local Authority

Cornwall Council - Tax Band D.

Tenure

Freehold

Situation

St Anns Chapel is a village in the heart of the Tamar Valley and lies approximately 1 mile from the Cornwall and Devon border. In the village there is a convenience store with petrol station and take-away, primary school and the train station with regular trains to and from the City of Plymouth. The area provides some idyllic country walks and scenery with the nearby National Trust Cotehele Estate and House providing a real draw for the area with its associated Mill by the River Tamar and tea rooms. Being only a few minutes walk from the popular pub/restaurant, The Rifle Volunteer.

Directions

From Tavistock take the A390 through Gunnislake and continue up Sand Hill, passing the Asda Garage on your left, then take the second turning on the right into Delaware Road. Continue along this road for approximately 50 metres and the entrance to the property will be found on the left hand side. For vehicle access, continue a little further and turn up left into a shared lane, then bear left into the private driveway of this property.

What3words://berated.trainer.everybody



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

