



Prospect Terrace Gunnislake

Guide Price £210,000

- PERIOD TOWN HOUSE
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- RIPE FOR UPDATING
- NO ONWARD CHAIN
- GARDENS
- DISTANT VIEWS ACROSS TAMAR VALLEY
- VILLAGE AMENITIES NEARBY
- INCLUDING TRAIN STATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1173.26 sq ft



DESCRIPTION

This spacious family home offers generous accommodation and is offered no onward chain. The accommodation briefly comprises; entrance hall, kitchen, two large reception rooms, each boasting high ceilings and interconnecting doors that offer the flexibility to merge them into a spacious open-plan area or maintain them as distinct rooms. On the first floor are 3 well-proportioned bedrooms and a bathroom. The property provides ample opportunity for personalisation and modernisation and is equipped with mains gas central heating and double glazing. Outside there are lawned gardens enjoying stunning views across the Tamar Valley, rear courtyard and 3 useful store sheds.

LOCATION

Situated in a sought-after Cornish Village, this dwelling occupies an elevated position in a row of similar properties, affording scenic views of the Tamar Valley, designated as an Area of Outstanding Natural Beauty. Gunnislake, nestled alongside the River Tamar, offers a range of conveniences, public house, shops, and a primary school within a short walking distance. The village boasts a train station with regular services to Plymouth, approximately 20 miles away by car. Callington and Tavistock are approximately 5 miles distant.

THE ACCOMMODATION COMPRISES

(all measurements are approximate)

ENTRANCE HALL

Front door with glazed insert. Radiator. Door leads into;

SITTING ROOM

16'2" into recess x 11'3" excl bay (4.93m into recess x 3.43m excl bay)

A spacious room featuring a deep bay double-glazed front window, offering rooftop views over the village and Tamar Valley. Highlights include an open tiled fireplace, TV and telephone points, and bi-folding doors leading to:

DINING ROOM

17'7" into recess x 12'0 max (5.36m into recess x 3.66m max)
With a double-glazed window to the rear aspect and a former fireplace (non-functional) with recess shelving. The room also includes a turning staircase leading to the first-floor landing, an under stair cupboard, and a bi-folding door to:

KITCHEN

9'4" x 8'5" (2.87m x 2.57m)

Featuring double glazed windows to the rear and side, with a double-glazed door to the rear courtyard. The kitchen comprises wall and base units, worktop surfaces, part-tiled walls, an inset sink, cooker space with an extractor hood, and additional space for white goods.

From the Dining Room, stairs rise to the;

FIRST FLOOR LANDING:

Exposed wooden floorboards, loft access, and doors lead to;

BEDROOM 1

14'0" x 11'0 (4.27m x 3.35m)

Double-glazed window to the rear aspect. Built-in cupboard, exposed wooden floorboards, and radiator.

BEDROOM 2

12'8" x 10'7" (3.86m x 3.23m)

Featuring a double-glazed window to the front, enjoying superb valley views. The room includes exposed wooden floorboards, TV point, and radiator.

BEDROOM 3

9'3" x 8'9" (2.84m x 2.67m)

With a double-glazed window to the front with views over the valley. This room boasts exposed painted wooden floorboards and radiator.



FAMILY BATHROOM:

10'0" x 8'9" (3.05m x 2.67m)

Dual aspect room with obscure double-glazed windows. Panelled enclosed bath with part-tiled walls, thermostatically controlled shower. Low-level WC, bidet, pedestal wash basin, and worktop with cupboard space. Radiator. Space and plumbing for a washing machine.

OUTSIDE

The property is accessible from the front and rear by shared paths. The front features a gravelled area for potted plants, while the front garden is mainly laid to lawn, enclosed by hedges and stone walls, ideal for al fresco dining with captivating views over the Tamar Valley.

A door from the kitchen leads to the rear courtyard with an outside tap and access to a stone LEAN-TO SHED housing the mains gas BOILER and plumbing for a washing machine. A wrought iron gate from the courtyard leads to the rear path and a GARDEN STORE, currently divided into two sections, one of which is a former WC.

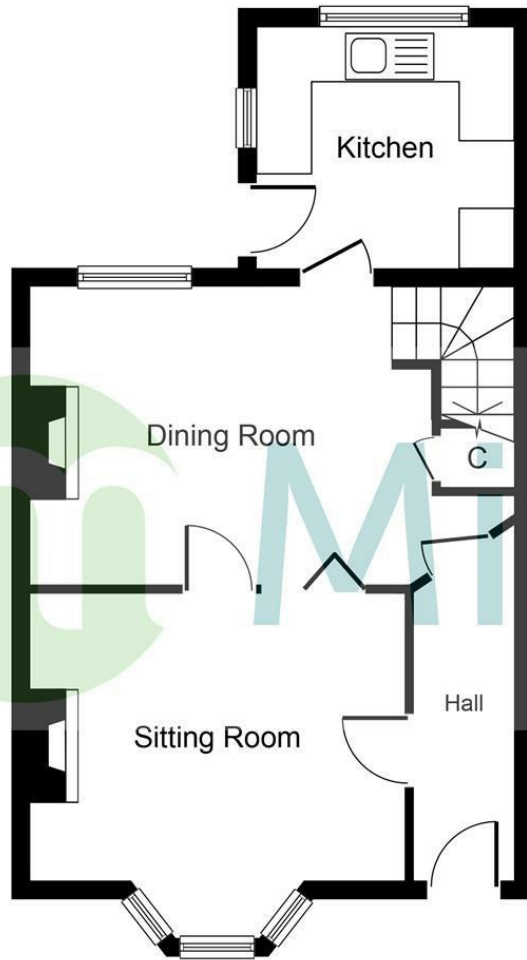
LOCAL AUTHORITY

Cornwall Council. Tax band C.

SERVICES

Mains drainage, electricity, gas and water.





Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Directions To Property

From Tavistock, take the A390 towards Callington. Continue until reaching the traffic light junction in Gunnislake, then turn right and proceed up Chapel Street. Prospect Terrace will be on the left just before the Primary School on the right. What3Words.com///micro.aviators.trip

Contact Us

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

