



14 King Street

Gunnislake, PL18 9JS

Offers in the region of £150,000



****ATTENTION FIRST TIME BUYERS**** This mid-terrace, two-bedroom cottage is located in Gunnislake village within the picturesque Tamar Valley. It enjoys convenient access to local amenities and excellent transport links. The property also features a garden with an outbuilding. With great potential for personalisation, ideal for those looking to make it their own!



ACCOMMODATION

Step through the front door into a welcoming kitchen, equipped with an electric cooker, gas hob, extractor fan, also with space for a washing machine and fridge freezer. From here, a doorway leads you to the cosy lounge, featuring shelves, storage cupboards, and a charming fireplace currently fitted with a gas fire. There's potential to open up the fireplace for a more traditional look, adding to the room's character.

Upstairs, you'll find two inviting bedrooms: a spacious double with ample built-in cupboard units and a cosy single, also with its own storage. The bathroom is well-appointed with a mixer shower over the bath, a heated towel rail, and two large storage cupboards.

OUTSIDE

At the rear of the property, you'll discover an inviting garden space. The lawn and flower beds filled with a variety of bushes and shrubs, creates a peaceful environment. This garden also boasts a spacious outbuilding, equipped with power and water, as well as a greenhouse, offering ample storage and endless possibilities for gardening enthusiasts. Additionally, there is access to the back garden via a convenient pedestrian gate.

SITUATION

Gunnislake is situated on the edge of the Devon/Cornwall border. It is an Area of Outstanding Natural Beauty, and this property is in the heart of the valley. Gunnislake benefits from host of local amenities, including a Doctors Surgery, Post Office and a train station taking you into Plymouth opening up the transport links! There is also a regular bus service between the two neighbouring towns, Tavistock and Callington both of which have a host of schools, leisure facilities, restaurants, pubs and independent shops.

Gunnislake has so much history as the surrounding landscape has a distinctly industrial legacy from the C19th mining boom. Just a short distance from the property you can enter the Tamar Trails which links to of a series of sites within the Cornish and West Devon Mining Landscape World Heritage Site. It's an area of steep wooded valleys, a slow flowing river and overgrown riverbanks. Everywhere, you can see evidence of mines which makes for an exciting walk!

SERVICES

The property is connected to mains water, drainage, gas and electricity. The council tax is Cornwall Council, band A.

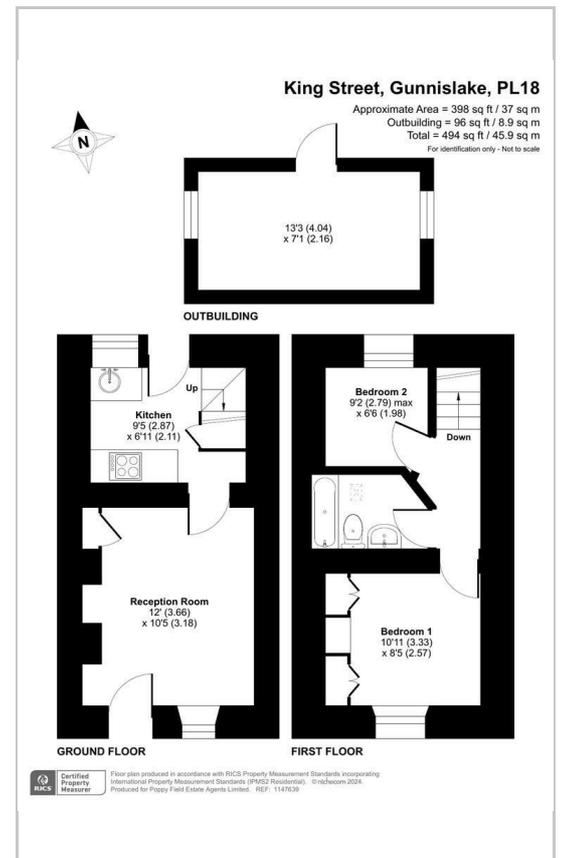
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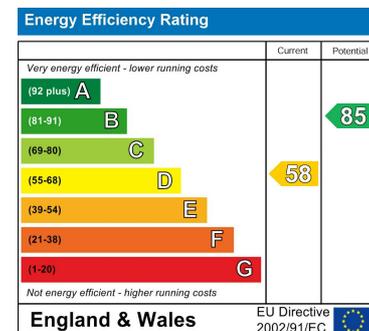
Area Map



Floor Plans



Energy Efficiency Graph



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