



## 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.

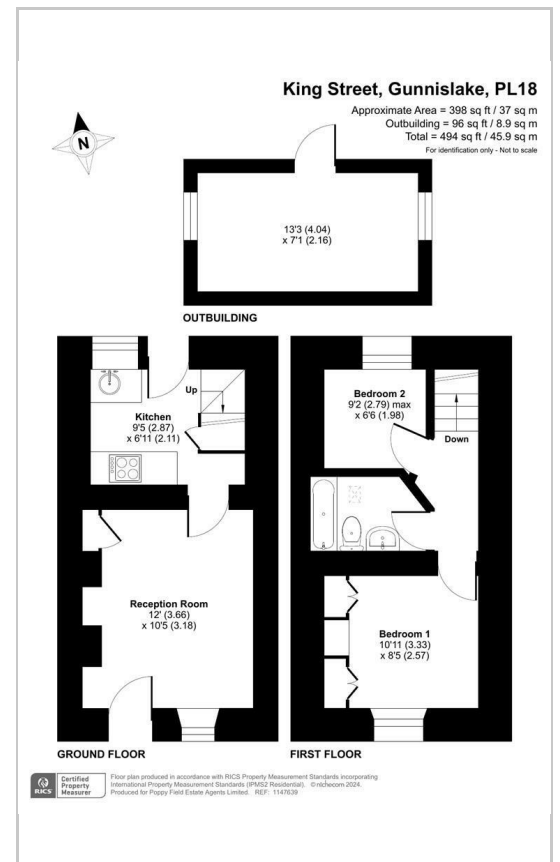
## DISCLAIMER

The information presented serves only as a guide and should not be regarded as a factual statement, representation, or guarantee.

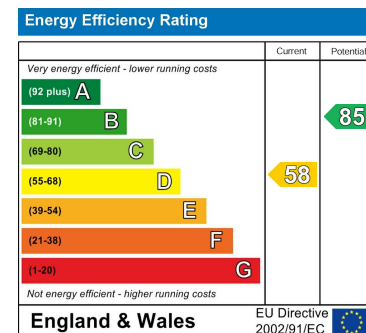
## Area Map



## Floor Plans



## Energy Efficiency Graph



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