



3 Belle Vue Terrace

GUIDE PRICE **£190,000**

Characterful Terraced Cottage, Gunnislake

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: C (71)

**MILLER**  
TOWN & COUNTRY



- » Pretty Terraced Cottage
- » Views of Chimney Rock
- » Mature, Well Stocked Garden
- » Conservatory
- » Character Features
- » 2 Bedrooms
- » Heart of Village
- » No Onward Chain

## The Property

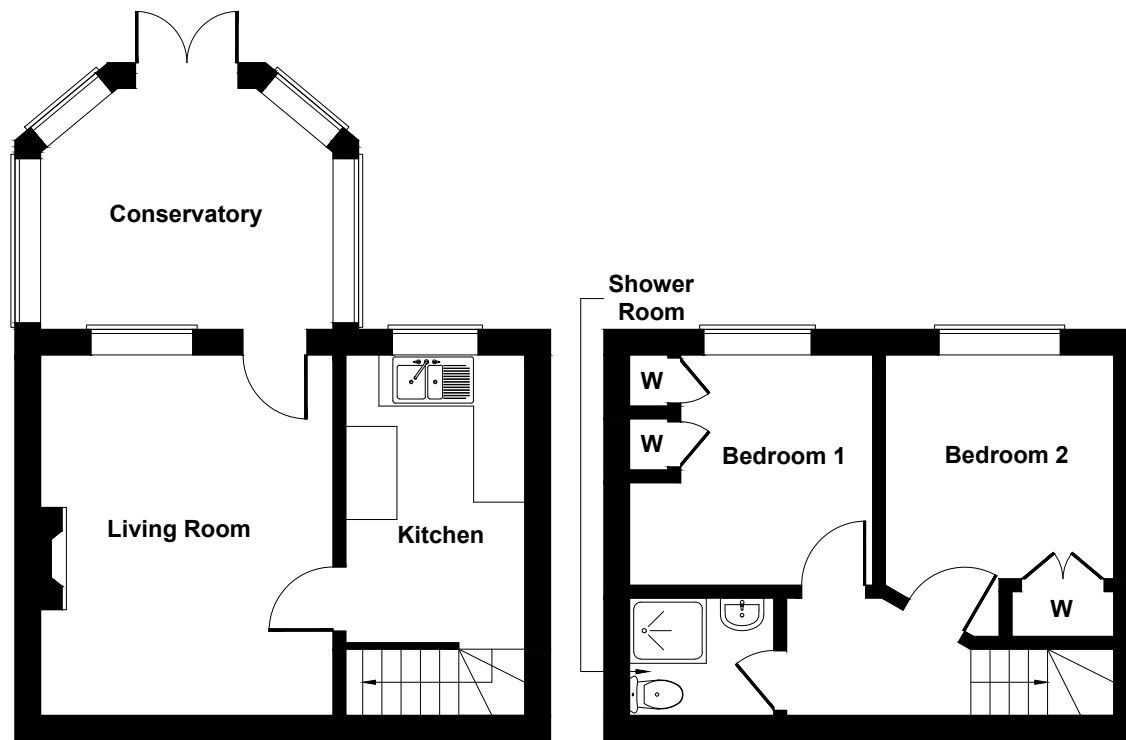
With views over Chimney Rock, this pretty terraced cottage, in need of some redecoration in parts, is located in the centre of the village of Gunnislake.



A short path leads through a mature colourful garden with well stocked flower beds either side, to a bright patio seating area and French doors leading into the conservatory. From there, a secure front door leads to a cosy living room complete with slate floors and a log burner. The kitchen is compact, but modern and offers plenty of storage as well as a pantry cupboard under the stairs. Upstairs there are two bedrooms, one double and one single, both with wooden floors and built in cupboards. The shower room is well equipped with a double shower.



The property is being offered with no onward chain.



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Conservatory 11'05" x 6'11"

Living Room 10'00" x 14'01"

Kitchen 5'08" x 11'08"

### First Floor

Landing

Bathroom 7'05" x 4'08"

Bedroom 1 9'03" x 9'00"

Bedroom 2 10'11" x 7'00"

## Location

The village of Gunnislake sits in the Tamar Valley, offering pretty country and river walks on the doorstep. Situated on the Cornwall-Devon border and between the towns of Tavistock and Callington, both an easy 7 to 10 minutes' drive away. The village itself is well served with amenities and there is a regular bus service as well as a rail link to the nearby maritime city of Plymouth where one can access the main Penzance to Paddington line.

**Services:** Mains electricity, gas, water and drainage.

**Council Tax Band:** A

**Tenure:** Freehold



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**VIEWING:**

Strictly through the vendor's sole agents  
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**CONSUMER PROTECTION FROM UNFAIR  
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These particulars are believed to be correct  
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