



Tamar Way, Gunnislake  
Guide Price £565,000

3 2 2 D



# Tamar Way

## Gunnislake

With a spectacular backdrop of the Tamar Valley and sat in over 1/3 of an acre plot is this well presented and spacious, three bedroom detached bungalow with circular driveway, garage and River Tamar views, tucked at the end of a quiet no through road.

A haven for peace, the generous and well kept gardens of this property steal the show with set areas for sitting and entertaining, generous lawn, established planting providing plenty of colour leading down to a wild garden which sits alongside the banks of the river.

The bungalow itself boasts a good sized Kitchen/Breakfast Room, spacious Living Room and large conservatory providing extra reception space.

There are three double bedrooms, the master with ensuite, built in wardrobes and a picture window looking out over the garden and the imposing woodlands of the valley - a spectacular view to wake up to. There is also a handy storage room with built in wardrobes and a family bathroom.

Outside to the front is the circular drive providing parking for multiple cars and the adjoining garage. To the rear a composite decking area provides an ideal spot to sit and take in the views. The rest of the garden is mainly laid to lawn, with a large shed, a further patio area and a path leading down to the wild garden.



### Hallway

### Kitchen/Breakfast Room

19'7" x 10'0" (5.99 x 3.05)

### Living Room

16'7" x 13'3" (5.07 x 4.06)

### Conservatory

12'11" x 12'5" (3.96 x 3.80)

### Bedroom One

15'4" x 8'8" (4.68 x 2.66)

### Ensuite

6'7" x 5'0" (2.03 x 1.53)

### Bedroom 2

11'6" x 10'0" (3.51 x 3.07)

### Bedroom 3

10'6" x 10'0" (3.21 x 3.05)

### Bathroom

6'7" x 6'6" (2.02 x 2.00)

### Storage Room

6'7" x 3'8" (2.03 x 1.13)

### Garage

16'11" x 10'8" (5.16m x 3.25m)

### Tenure

Freehold

## Directions



## Services

Mins gas, electricity, drainage and metered water.

## Council Tax Band

D

## EPC

D/65

## Situation

The village of Gunnislake features a selection of local shops including a Post Office, General Store, Doctor's Surgery, Café and public houses and a primary school. There is a train station approximately a mile from the village with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community. The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.

## Directions

From Tavistock proceed to Gunnislake. As you enter the village, go through the traffic lights and take a left into Calstock Road. Follow the road down and take the next left into Under Road. Take the second right into Pine View. At the end of this road turn left onto Tamar Way and the property can be found straight ahead.





## Floor Plans



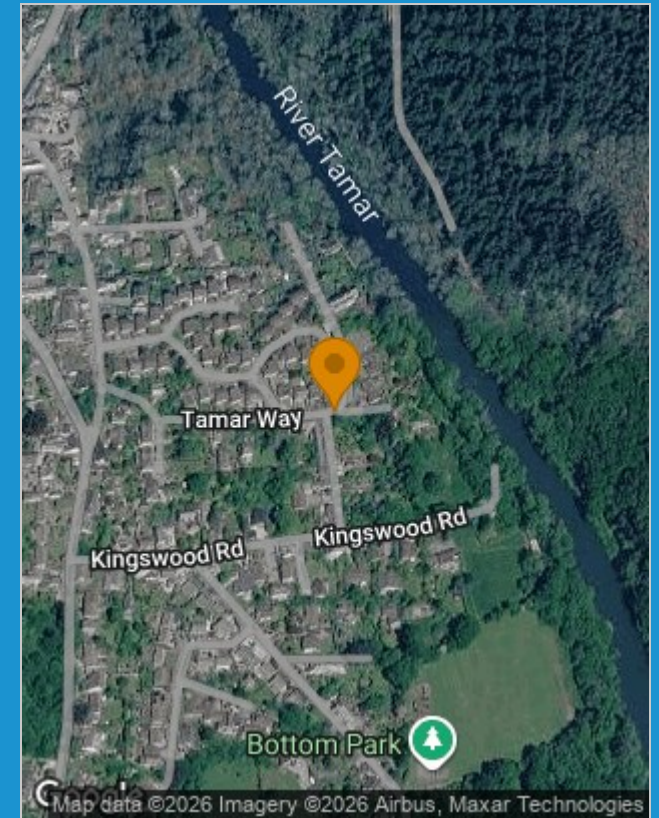
## Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
 Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Location Map



## Energy Performance Graph

