



Coxpark, Gunnislake

Guide Price £475,000



## Coxpark, Gunnislake

This well presented detached bungalow is situated on a generous plot in an envious semi-rural location on the fringe of Cox Park, boasting wonderful far reaching countryside views. The property offers parking for numerous vehicles with a further garage and utility area.

The gardens are a real feature of the property leading from the front through to the side and rear with plants and shrubs offering an array of seasonal colour. The rear garden has a patio area opening to a large lawned area offering a good degree of privacy.

Accommodation briefly comprises: Entrance porch, Hallway, Kitchen/Breakfast room, Dining room, Living room, Conservatory, Three double bedrooms (one with steps leading down to a shower room, Family bathroom





**Porch**  
4'0" x 3'8" (1.24 x 1.14)

**Hallway**

**Kitchen/Breakfast Room**  
16'4" x 10'9" (4.98 x 3.28)

**Dining Room**  
18'8" x 9'10" (5.69 x 3.0)

**Balcony**

**Lounge**  
21'9" x 12'9" (6.63 x 3.89)



**Conservatory**  
12'9" x 10'7" (3.91 x 3.23)

**Bedroom 1**  
9'6" x 10'9" (2.92 x 3.28)

**Shower Room**  
7'3" x 4'3" (2.21 x 1.32)

**Bedroom 2**  
9'8" x 10'9" (2.97 x 3.28)

**Bedroom 3**  
10'9" x 9'6" (3.28 x 2.9)

**Bathroom**  
7'10" x 6'5" (2.39 x 1.96)

**Garage/Utility**  
20'4" x 10'5" (6.2 x 3.18)

**Tenure**  
Freehold

**Services**  
Mains electricity and metered mains water. Drainage to Septic Tank. Oil fired central heating.

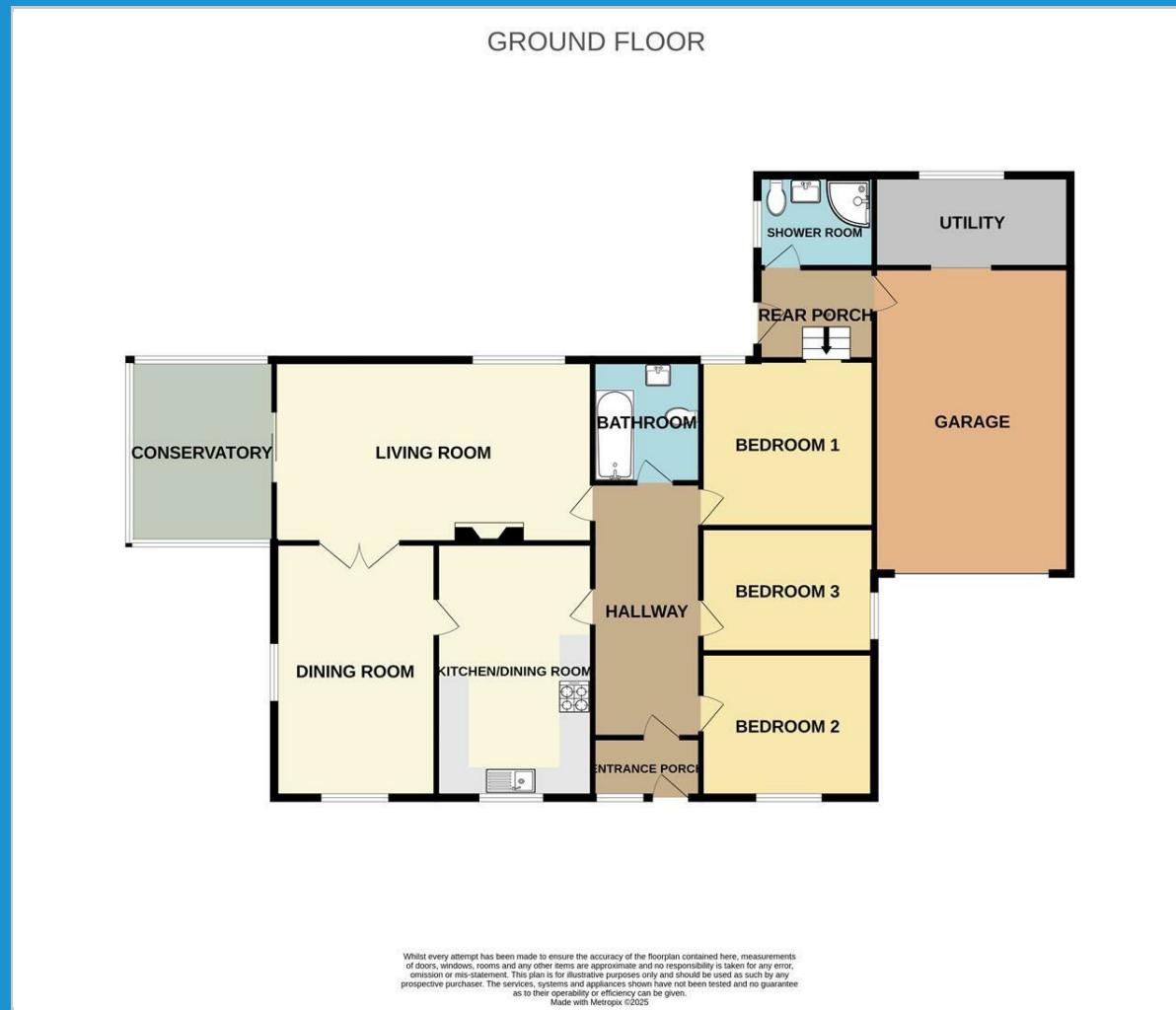
**Council Tax Band**  
D

**EPC**  
E47

**Directions**  
From Gunnislake follow up the hill through the traffic lights passing the train station on your left. After a short distance turn right into Delaware Road. Follow this road until you reach a set of cross roads and turn right sign posted Latchley. Continue along this road and the property can be found on the corner of the right hand turn.



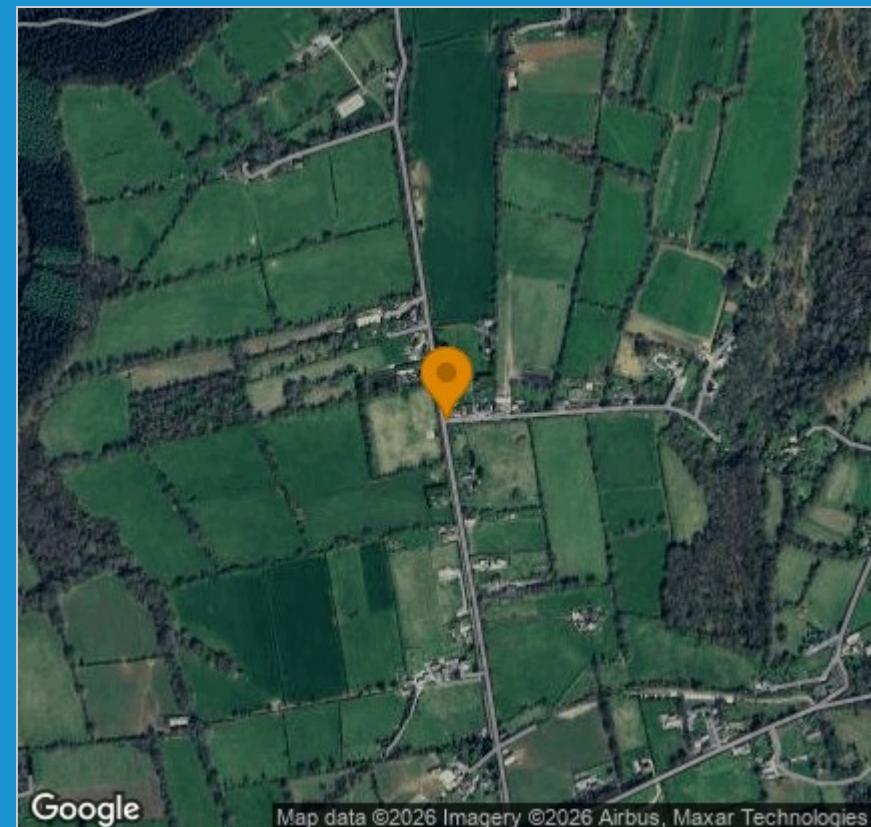
## Floor Plan



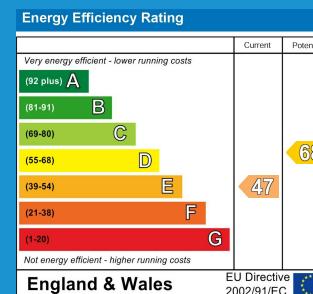
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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