



**Gunnislake**  
PL18 9BW

**Guide Price £125,000**  
**Freehold**



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**Situation:-** Gunnislake has a range of amenities close by including post office, shops, bus service, cafe, primary school, public house, health centre and railway station on a branch line with a regular service to Plymouth. The towns of Callington and Tavistock are each some 5 miles away

**Description:-** A uPVC double glazed stable door opens into the Porch. Internal door gives access through to the hallway, under stairs cupboard, stairs rising to the first floor and descending to the kitchen. The Lounge has a feature stone fireplace with recess, beamed ceiling, uPVC double glazed window to the front and gas point. Kitchen/dining room is fitted with wall and base units there is a built in fridge/freezer, an eye level double oven/grill, 4 ring gas hob, drawer space, uPVC double glazed window with a deep sill to the front, part tiling to the walls, plumbing and under unit space for a washing machine and area suitable for dining room table and chairs. From the hallway staircase leads up to the first floor and landing. Study/dressing room which is a versatile room and can be adapted for individual needs. Bedroom 1 faces to the front elevation with a wall mounted gas heater. From the first Landing 4 further stairs rise to second floor with the Landing including an airing cupboard with a hot water tank. Bedroom 2 faces to the front elevation with a wall mounted gas fire and has wardrobes. The Shower room comprises of low level WC, wash hand basin, shower cubicle housing the electric shower, tray and enclosing door. Towel rail and an electric heater, frosted uPVC double glazed window to the front and part tiling to the walls.

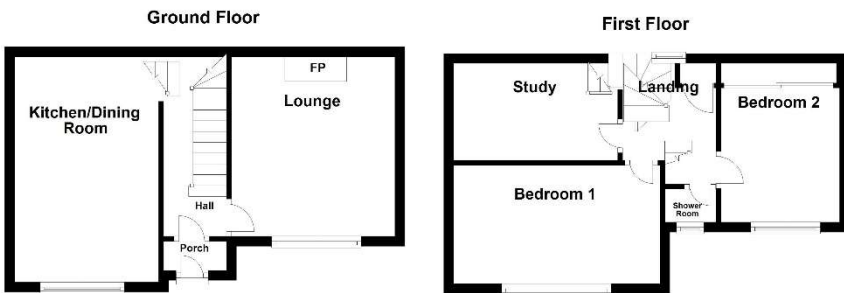
To the front of the property there is a pathway and gate which the next door neighbour has access over to their rear garden.

**Measurements:-**

- Lounge:- 11.11ft x 10.11ft (3.38m x 3.07m)
- Kitchen/Dining room:- 15ft x 9.7ft (4.85m x 3.02m)
- Bedroom 1:- 14.6ft x 9.1ft (4.42m x 2.92m)
- Study:- 9.10ft x 6.11ft (3.0m x 1.85m)
- Bedroom:- 27.11ft x 10ft (2.16m x 3.33m)
- Shower room:- 8.11ft x 4.5ft (2.46m x 1.22)

**Services:-** Electric, gas, water and drainage.

**Council Tax:-** According to Cornwall Council the Band is B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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