

Lower Dimson, Gunnislake

PL18 9NS

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ESTATE AGENTS

Guide Price £195,000

The property is situated in the hamlet of Lower Dimson a short distance from the village of Gunnislake which has a range of amenities close by including a post office, shops, a public house, primary school and health centre. There are transport links via a bus service or train via the branch line.

- **Semi detached deceptively spacious house**
- **Open plan Kitchen/Diner/Lounge**
- **2 Double Bedrooms**
- **Large Bathroom with suite including separate shower**
- **Garden, Car Port & Tamar Valley/Dartmoor views**
- **BEING SOLD WITH NO ONWARD CHAIN**











The property is approached via steps and pathway leading up to the front entrance and storm porch. A door then opens to the hallway which has stairs rising to the first floor, radiator and consumer unit. The hallway stretches to the rear having an under stairs recess area and a door gives access to the rear. The spacious open plan kitchen/diner/lounge then follows. The Lounge/dining area has a large bay window that faces to the front elevation enjoying lovely views over to the Tamar valley and the Devon countryside. There is ample room for reception/dining furniture and two radiators. The kitchen is fitted with a range of wall and base units, roll top work surfaces, drawer space, built in four ring electric hob with oven beneath and extractor above. There is a free standing washing machine. Windows face to the rear elevation, and there is space for a fridge/freezer.

On the first floor there is a half and full size landing with a window facing to the rear elevation. The bedrooms and the bathroom can be accessed via the landing.
Bedroom one, is a double bedroom where the best views of the house can be enjoyed across the Tamar Valley, woodland and countryside, and there is a radiator.
Bedroom two, is a double bedroom with a cupboard housing the central heating and hot water boiler, radiator and window facing to the rear. The bathroom completes the accommodation and comprises of a low level WC, bath, wash hand basin and a separate corner shower unit, housing the electric shower and has closing doors. There is a frosted window with a deep sill facing to the front elevation and a radiator.









OUTSIDE

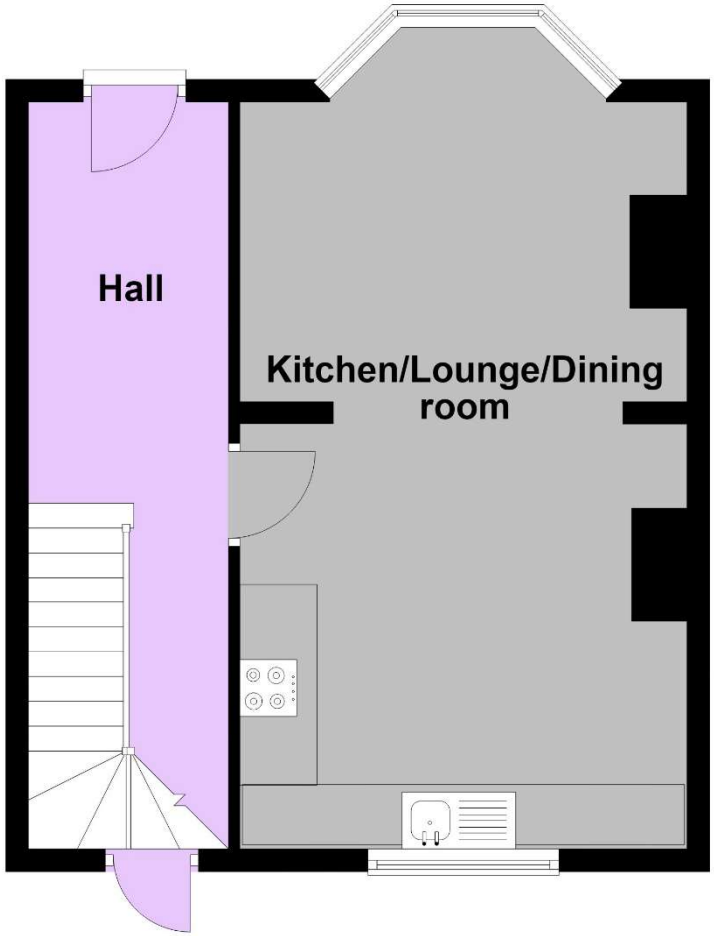
To the front there is a lawned garden and a pathway, which leads around to the side where a shared lawned section can be found. There is a useful storage shed with enclosing door. The double sized carport is shared with next door, having the advantage of providing off street parking. A pathway leads around to the rear of the property and to the rear access. Please note next door has access to the rear of their property.

Services:- Electricity, gas, water and drainage.

Council Tax:- According to Cornwall Council the band is B.

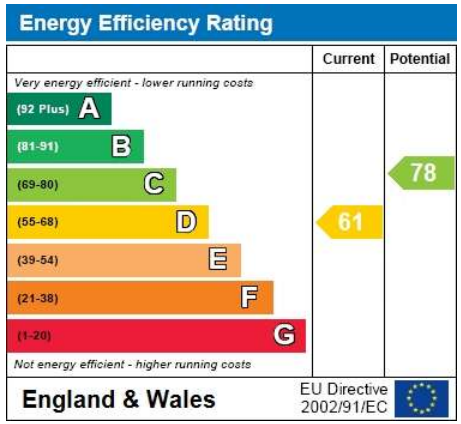
The property has gas central heating and uPVC double glazing.

Ground Floor



First Floor





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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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