



Town • Country • Coast



Gnaton Cottages  
Albaston, Gunnislake

Guide Price £160,000





## Gnaton Cottages

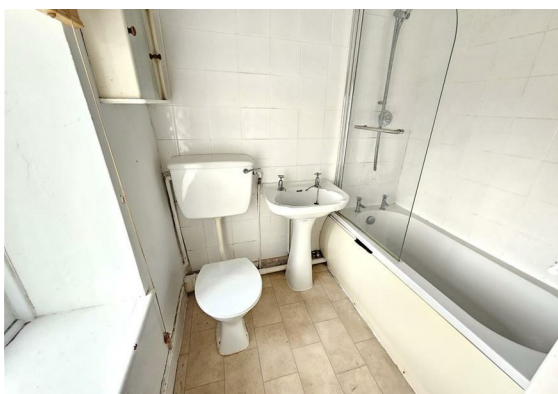
Albaston, Gunnislake

Ideal first home or an investment bolt hole. Tucked away in this sought after village and ripe for modernisation, is this terraced two bedroom cottage with generous sitting room and kitchen/diner, two first floor bedrooms and bathroom, together with good sized gardens only a few steps from the property.

Being mains gas fired centrally heated, the accommodation comprises an entrance porch, sitting room with fireplace, door into a kitchen/diner with understairs storage and a range of wall and base units, gas fired Rayburn, space for washing machine and wall mounted mains gas fired boiler. A door from the kitchen leads to a shared rear path which leads to the garden.

On the first floor are two bedrooms, both with built-in wardrobe and storage space, together with a bathroom, with WC, basin and a bath with shower over.

Approached from the road up a few steps and a shared path which leads to the front of the property, where there is a useful store shed. At the back of the kitchen, a shared rear path, with two other neighbours, leads up a few steps to a lawned garden with many mature shrubs and hedge boundaries.







#### Entrance Porch

3'10" x 3'0" (1.18 x 0.92)

#### Sitting Room

13'2" x 9'11" (4.02 x 3.03)

#### Kitchen/Diner

13'4" max x 10'6" (4.08 max x 3.22)

#### First Floor

##### Bedroom 1

12'4" x 9'11" (3.77 x 3.04)

##### Bedroom 2

8'6" x 5'9" (2.60 x 1.77)

##### Bathroom

6'6" x 5'0" (2.00 x 1.54)

#### Services

Mains Gas, Water, Electricity and Drainage

#### Tenure

Freehold

#### EPC

D63

#### Council Tax Band

Cornwall Council - Tax Band A

#### Situation

Albaston is a popular village in the Tamar Valley and features a public house and a Primary and Pre-School within walking distance of the property. There is also a petrol station with associated convenience store and take-away alongside a mainline train station with a regular service into the City of Plymouth. The nearby Riverside village of Calstock offers beautiful scenery and walks along the river alongside 2 public houses, coffee house and village shop. The village is roughly equidistant to the towns of Callington and Tavistock, both of which offer a range of amenities, shops and schooling with good road access into Plymouth and Dartmoor National Park.

#### Directions

From Tavistock, follow the A390 into and through Gunnislake. Turn left after Gunnislake train station. Follow Cemetery Road until you see a lane on your right. Carry on Cemetery road for roughly 100 yards where a pathway to the property can be found on your right.



Floor Plan



Viewing

Please contact our View Property Launceston Office on 01566 706706 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

