



Delaware Road

Gunnislake

Guide Price £110,000



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Delaware Road

Gunnislake

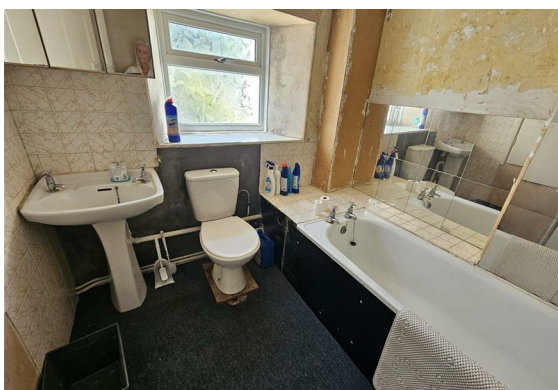
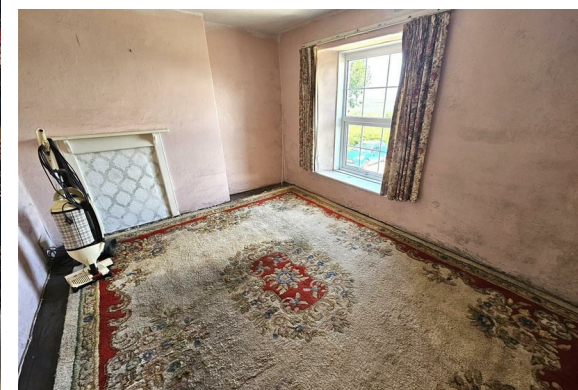
Ripe for renovation and modernisation is this one bedroom mid terraced cottage enjoying superb views across miles of countryside. Offering front courtyard, rear large garden within a few steps and two store sheds. Located in a village edge location.

The sitting room has a fireplace (not tested) and window to front. A rear lobby with stairs to the first floor. Door into a kitchen with exposed inglenook fireplace with original clome oven. The kitchen is in need of refurbishment, with some cupboards and sink unit. A door leads to the rear.

On the first floor is a double bedroom enjoying panoramic views, together with a bathroom with built-in airing cupboard, bath, WC and basin.

Outside, a walled front courtyard garden. From the kitchen a shared path leads up to a small garden area with store shed and then the path continues to a larger lawned area with good sized metal store shed.

A shared path with right of way to the side of the neighbouring cottage gives access to the garden for removal of garden waste. A neighbour also owns a further area of garden with a greenhouse at the top and has a right of way to access this.





Sitting Room

12'6" x 9'5" max (3.83 x 2.89 max)

Kitchen

12'10" x 10'5" max. (3.93 x 3.20 max.)

'L' Shaped

First Floor

Bedroom

12'8" x 9'7" (3.87 x 2.93)

Bathroom

7'3" x 6'11" (2.23 x 2.11)

Services

Mains metered water, drainage and electricity.

EPC

F29

Local Authority

Cornwall Council - Band A

Tenure

Freehold

Directions

Coming from Tavistock, take the A390 heading towards Gunnislake. Proceed all the way through Gunnislake and continue up the hill past the Asda Express and in a short distance you will find a right exit signposted Delaware Road. Proceed down this road out of the village and the property will be found on the left hand side.

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.

AGENTS NOTE

There is a right of way for other neighbours to access their garden areas to the rear. A shared access to the side of the neighbouring cottage for the removal of garden waste.



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.

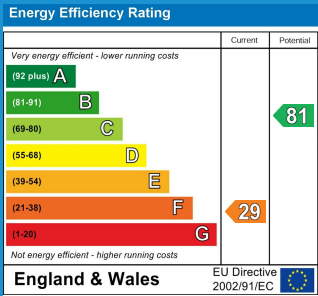
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Area Map



Energy Efficiency Graph



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