



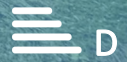
Town • Country • Coast



Delaware Road

Drakewalls, Gunnislake

Guide Price £320,000



Delaware Road

Drakewalls, Gunnislake

Enjoying panoramic views is this immaculately presented semi-detached family home, offering generous accommodation with two reception rooms plus a study and three first floor bedrooms. Potential to add a garden room/conservatory subject to any necessary consents. A large brick paved driveway for several vehicles and detached double garage is complemented by delightful front and rear gardens.

As you enter a welcoming hallway, a useful study could be used for working from home, hobbies or play room. Generous lounge enjoys the views toward Dartmoor, Plymouth Sound and surrounding countryside. A modern kitchen boasts attractive wall and base units with square edge worktops and matching upstands, integrated appliances including dishwasher and fridge freezer, built-in electric oven and gas hob with canopy extractor over. Opening into a dining room, with patio doors onto a brick paved patio, perfect for dining al fresco. To the rear is a utility room and cloakroom with WC, basin and the wall mounted gas fired central heating boiler.

On the first floor are three good sized bedrooms, one with fitted bedroom furniture, one with built-in wardrobes. The bedrooms to the front aspect enjoy the superb views. A well appointed bathroom comprises a corner shower cubicle, bath, WC and basin.

Outside, ample room for many vehicles, leading to a 6.75metre detached double garage, lawned gardens with mature shrub borders, front patio area and gate to the side of the house leading to a productive vegetable plot, rear lawned gardens with established flowering shrubs, further patio, storage shed and seating areas.

Located in this sought after village, only a few minutes walk from the train station, useful filling station and stores.





Entrance Hall

Study

7'5" x 6'0" max (2.27 x 1.84 max)

Lounge

16'4" x 9'11" (5.00 x 3.03)

Kitchen

13'4" x 8'6" (4.07 x 2.60)

Dining Room

9'9" x 8'8" (2.98 x 2.65)

Utility Room

9'7" x 6'0" (2.93 x 1.84)

Cloakroom

6'2" x 4'7" (1.88 x 1.40)

First Floor Landing

Bedroom 1

11'8" x 9'10" (3.56 x 3.02)

Bedroom 2

13'5" x 8'8" max (4.10 x 2.66 max)

Bedroom 3

6'11" x 6'6" (2.11 x 1.99)

Bathroom

9'7" x 5'8" (2.93 x 1.74)

Detached Double Garage

22'1" x 17'0" (6.75 x 5.20)

Light and Power Connected

Services

Mains water, electricity, drainage and gas.

Local Authority

Cornwall Council - Tax Band C

EPC

D63

Tenure

Freehold

Situation

St Anns Chapel is a village in the heart of the Tamar Valley and lies approximately 1 mile from the Cornwall and Devon border. In the village there is a convenience store with petrol station and take-away, primary school and the train station with regular trains to and from the City of Plymouth. The area provides some idyllic country walks and scenery with the nearby National Trust Cotehele Estate and House providing a real draw for the area with its associated Mill by the River Tamar and tea rooms.

Directions

From Tavistock take the A390 through Gunnislake and continue up Sand Hill, passing the Asda Garage on your left, then take the second turning on the right into Delaware Road. Continue along this road for approximately 50 metres and the entrance to the property will be found on the left hand side.

Floor Plan



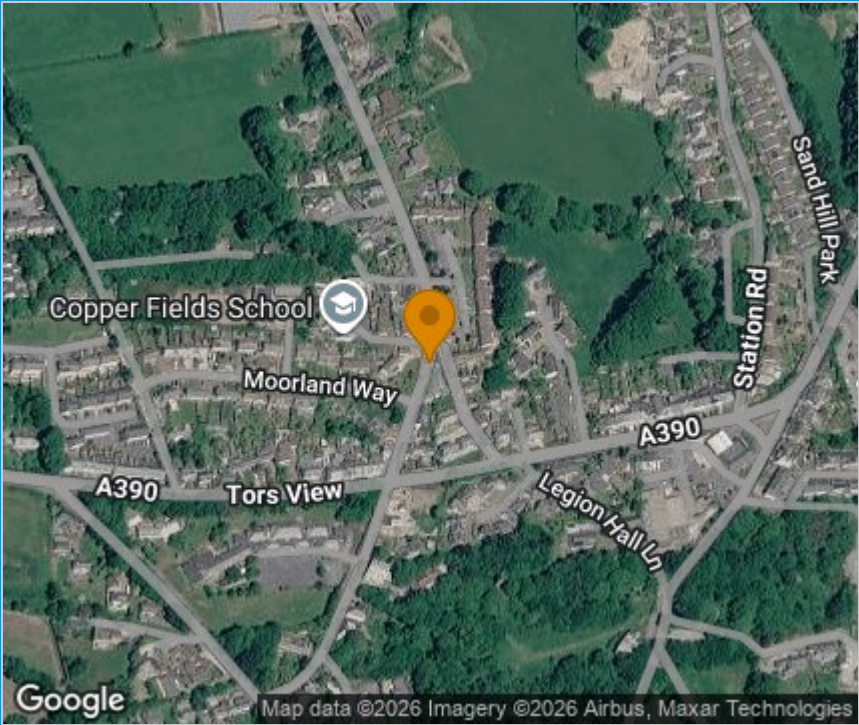
Viewing

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.

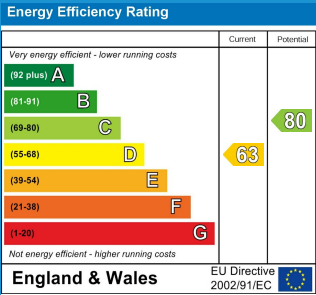
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Area Map



Energy Efficiency Graph



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