



## Lower Dimson, Gunnislake.

**\*LOOKING FOR A PROJECT?\*** If so this property might be just what you are looking for. This typical Cornish cottage is in need of renovation and refurbishment that you can design and complete to your own taste. Brief accommodation comprises:- Lounge, Kitchen, 2 Bedrooms and Bathroom.

Outside to the rear there is an elevated Garden which is a blank canvas and the property enjoys Tamar Valley Views.

BEING SOLD WITH NO ONWARD CHAIN.

**Guide Price**  
**£115,000 Freehold**

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ESTATE AGENTS

### Situation:-

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. Whilst transport links include a bus service and a railway station on a branch line, with a regular service to Plymouth. The towns of Callington and Tavistock are each some 5 miles away with a wider range of amenities and transport links.

**Entrance:-** uPVC doubled glazed entrance door.

**Lounge:-** 8'10" (2.69m) x 16'7" (5.05m)

With fireplace, uPVC double glazed window to the front elevation and radiator. Consumer box. Door to:-

**Kitchen:-** 7'0" (2.13m) x 13'0" (3.96m) Wall and base units. Sink unit and drainer, space for washing machine, Recessed area, uPVC double glazed windows to the rear elevation and door giving access to the rear.

**Landing:-** With access through to the bedrooms and bathroom.

**Bedroom One :-** 8'9" (2.67m) x 9'11" (3.02m) Radiator, uPVC double glazed window to the front elevation providing views across the Tamar valley.

**Bedroom Two:-** 7'10" (2.39m) x 10'11" (3.33m) Cupboard housing the central heating and hot water boiler. Radiator, uPVC double glazed window to the rear elevation over looking the garden.

**Bathroom:-** Comprising of toilet, wash hand basin and bath with shower over. Radiator and uPVC double glazed window to the front, enjoying the views.

**Outside:-** To the front there are steps leading to the front entrance.

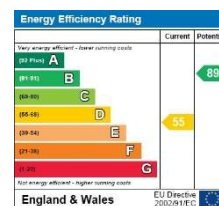
To the rear there is a pathway with steps leading up to an elevated garden, which is a blank canvas for individual preferences/requirements.

**Services:-** To be confirmed

**Council Tax:-** Cornwall Council state the Council Tax for this property is Band B

### 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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