



**Drakewalls, Gunnislake**  
**PL18 9BQ**



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ESTATE AGENTS

## Guide Price £240,000

**Situation:-** Drakewalls is a Hamlet close to the Tamar Valley a designated area of outstanding natural beauty. Local amenities and facilities include a nearby shop, public house/restaurants, bus service, well regarded primary school and train station. Many recreational pursuits nearby.

- Modern End of Terraced House
- Good sized Lounge/Dining room
- Kitchen with built in oven and hob
- 3 Bedrooms
- Parking, Gardens and Tamar Valley views
- BEING SOLD WITH NO ONWARD CHAIN



You first enter the property through the composite door which opens to the hallway with stairs rising to the first floor. The cloakroom has a low level WC, corner wash hand basin, radiator and uPVC triple glazed frosted window to the front elevation. The kitchen is fitted with modern wall and base units, roll top work surfaces with matching upstands, four ring gas hob with an electric oven beneath and a stainless steel canopy above incorporating the extractor. There is under unit space and plumbing for washing machine, drawer space and space for an upright fridge freezer. uPVC triple glazed window to the front elevation with a pleasant outlook and radiator. From the hallway, internal door leads into the nice size living/dining room, which is double aspect having uPVC triple glazed windows to the rear and to the side elevations. There are two radiators and useful under stairs storage cupboard, which also houses the central heating and hot water boiler. There is spotlighting and ample room for both reception and dining room furniture.

On the first floor there is access through to the bedrooms and bathroom, a radiator and uPVC triple glazed window to the side. Bedroom one is a double bedroom, has a radiator and uPVC double glazed window to the front elevation with Tamar Valley and countryside views. Bedroom two is a double bedroom with uPVC triple glazed window to the rear overlooking the garden and radiator. Bedroom three has a uPVC triple glazed window to the rear overlooking the garden. The Bathroom has a shaped bath with a bar shower over, wash hand basin, low level WC. Radiator, cupboard with shelving and uPVC frosted window to the front elevation, shaver point, radiator and spotlighting.

The property has gas central heating and uPVC triple glazing and is being sold with NO ONWARD CHAIN.



## OUTSIDE

To the front there is a paved parking space for one vehicle, pathway and steps which lead up to the front entrance. Slate chippings and a pathway extend to the side where there is a gate giving access to the rear garden.

The rear garden has a patio area ideal for outside dining and there is a lawned section. The garden is enclosed with fencing and walling offering privacy. There are also visitors parking spaces a short distance from the property.

Services:- electric, water, gas and drainage.

Service Charge:- £159.00 per year.

Council Tax:- Band C.

Note:- The washer/dryer and fridge/freezer are available free of charge if any prospective buyer would wish for them to stay.

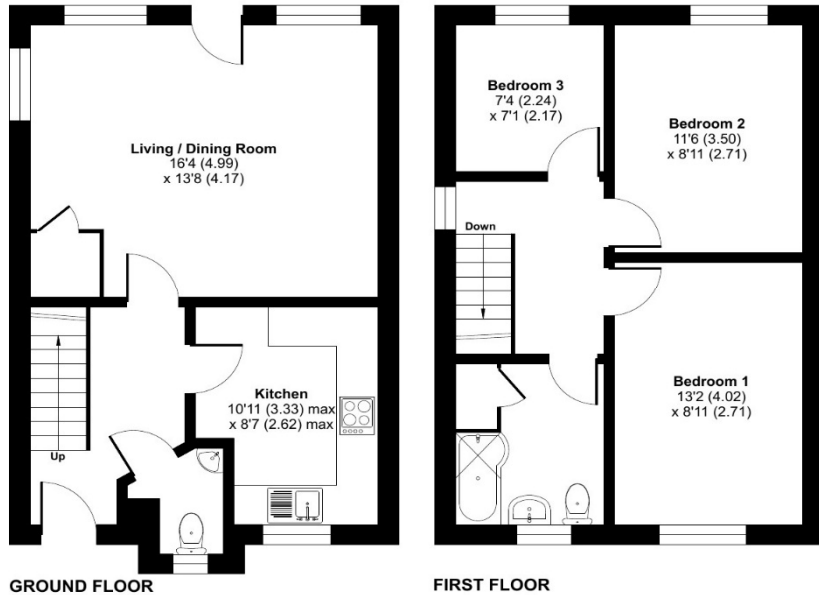




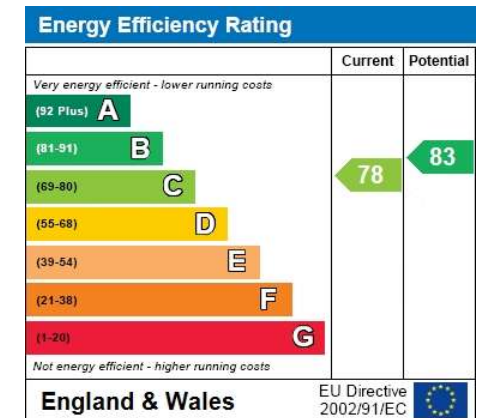
## Glendorgal Park, Drakewalls, Gunnislake, PL18

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Dawson Nott Ltd. REF: 1383708



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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.

