



Gunnislake  
PL18 9BP

Guide Price £180,000  
Freehold



**Situation:-** Gunnislake has a range of amenities close by, including a post office; shops; bus service; cafe; primary school; public house; health centre 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 range of amenities and transport links. The Tamar Valley an area of outstanding natural beauty can be enjoyed by all the members of the family and is within walking/driveable reach.

#### Description:-

The property is entered via the entrance door opening to the main Hallway which has stairs rising to the first floor and access to the Lounge and Kitchen/Dining room. The Lounge has a feature fireplace and the Kitchen/Dining room is fitted with a range of cabinets, has space for table and chairs and rear access.

On the first floor the Landing, two Double Bedrooms and the modern Bathroom can be found. From the front elevation Tamar Valley views can be enjoyed.

The property does require some improvement and updating but is a blank canvas for buyers to make their own choices.

**Outside** - There is a typical Cornish style garden which has a raised patio section ideal for outside dining. A pathway leads down the centre of the garden and there are flower and shrub borders and a useful outhouse. Side entrance gate.

**Services** - Gas, electric, water and drainage.

#### Council Tax Band: -

According to Cornwall Council the council tax band is Band B.

**NO ONWARD CHAIN.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**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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