



3, Sims Terrace, Gunnislake

PL18 9DQ



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ESTATE AGENTS

Price £210,000

Situation:- The nearby village of Gunnislake has a range of amenities close by including post office, shops, cafe, public house, primary school, health centre, bus service and railway station on a branch line with a regular service to Plymouth. The Tamar Valley in an area of outstanding natural beauty.

- Semi Detached Cottage
- 2 Bedrooms
- In need of some improvement
- Tamar Valley Views
- Tucked away location
- NO CHAIN



The property is approached and entered through the front door, which opens into the Lounge/Dining Room. This room includes a feature gas fire with a mantle over and surround and there are two recessed areas either side of the chimney breast. The window overlooks the front garden and parking bay. A doorway then provides access into the Kitchen, which faces the rear and has stairs rising up to the first floor. A further door gives access to the rear Porch.

The First floor has a Landing, with Loft Access and which also provides access through to the Two Bedrooms and Bathroom. Bedroom One is a large Double Bedroom with an ornate cast iron fireplace. The window faces the front elevation, over looking the garden with Tamar Valley Views , including the Chimney Stack and woodland. Bedroom Two is a Single room , facing the rear and there is a recessed area housing the Worcester Heating and Hot Water Boiler. The bathroom has a coloured suite and faces to the rear.



OUTSIDE

OUTSIDE

To the Front - The property is accessed via a private lane which provides access to the four cottages. Just opposite there is a Parking Space for one vehicle and there is a large gently sloping garden which includes lawns, slate stepping stones and a variety of mature shrubs and flower beds . There is an archway with climbers together with selection of trees, natural hedging and a vegetable patch. There is also a Cabin which is divided into two sections part of which has a wood burning stove. Garden pond and shed. The gardens particularly enjoy extensive Tamar Valley.

To the Rear -The courtyard garden is enclosed with fencing and walling and is planted with shrubs. There are also two out houses. A pathway also leads around to the front of the property.

Services:- Electric, Gas, Water, Drainage.
Council Tax Band:- B.





Floor 0



Landing

Floor 1

Approximate total area⁽¹⁾

624 ft²
58 m²

Reduced headroom

6 ft²
0.5 m²

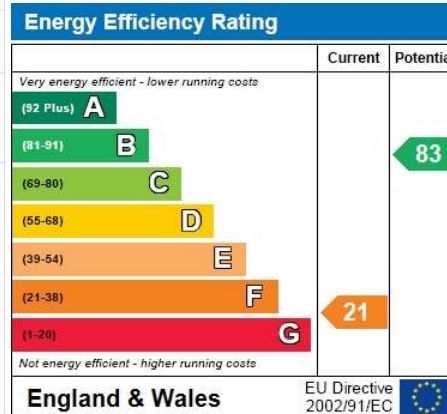
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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.

