



**Gunnislake**  
PL18 9JS

**Guide Price £90,000**  
**Freehold**



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**Situation:-** Gunnislake has a range of amenities close by including post office, shops, bus service, cafe, primary school, public house, health centre and railway station on a branch line with a regular service to Plymouth. The towns of Callington and Tavistock are each some 5 miles away

**Description:-** uPVC double glazed front door giving access to the vestibule, stairs rising to the first floor, internal door leads through to the lounge consisting of a fire set on a stone hearth with granite pillars and wooden mantle, beamed ceiling, radiator. uPVC double glazed window to the front elevation with deep wooden sill. Internal door with decorative glass detail give access through to the kitchen which is fitted with wall and base units and oak worktop surfaces, part tiling to the walls under unit space and plumbing for washing machine and fridge. Four ring gas hob, sink unit with drainer, drawer space, shelving and uPVC double glazed frosted window to the side elevation. An opening through to the lobby area which houses the electric boiler, radiator, shelving and a uPVC double glazed door and window with frosted glass, facing to the rear elevation. Recessed area and a door which gives access to the Shower room comprising of a low level WC, wash hand basin, shower area housing the shower, tiling to the walls and floor and a uPVC double glazed frosted window to the side elevation.

On the first floor there is a double bedroom with A framed beams, recessed area ideal for wardrobes etc and a window to the front with a pleasant outlook across chimney pots to the countryside.

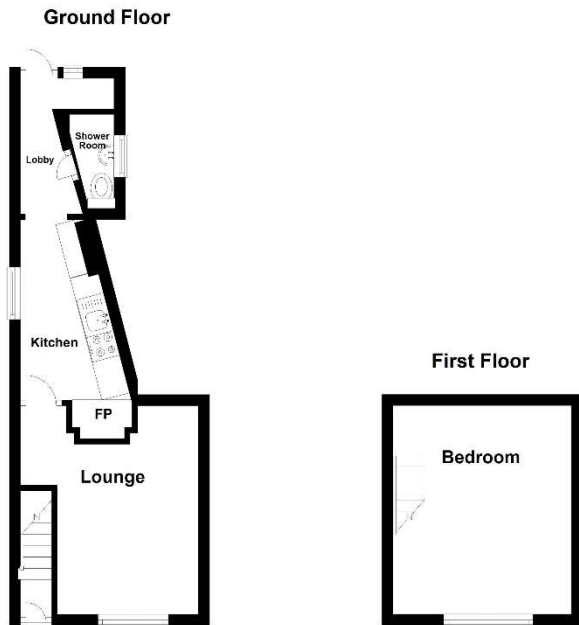
**Measurements:-**

- Lounge:- 12'3" (3.66m) x 10'9" (3.12)
- Kitchen:- 10'7" (3.05m) x 5'9" (1.7m)
- Lobby:- 8'0" (2.44m) x 4'1" (1.22m)
- Shower rm:- 8'7" (2.44m) x 2'8" (.79m)

**Outside:-** To the rear there is a small pebble finished courtyard garden which is enclosed with walling and fencing and offers a high degree of privacy.

**Mains Services:-** Electric, Gas, Sewerage, Water.

**Council Band:-** According to Cornwall Council the council tax band is A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		53
(21-38) <b>F</b>		
(1-20) <b>G</b>	13	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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