



Middle Dimson, Gunnislake
PL18 9NW

 dawsonnott.co.uk



3



1



1

DAWSONnott
E S T A T E A G E N T S

Guide Price £220,000

The property is situated in the hamlet of Middle 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. There are transport links via a bus service or train via the branch line.

- Large extended semi detached house in need of improvement
- 4 Bedrooms
- Amazing Tamar Valley Views
- 25' Lounge, Kitchen/Diner and Conservatory
- Parking for 2/3 vehicles and tiered Gardens
- NO CHAIN



The main entrance door opens to the Hallway having stairs rising to the first floor and has access through to the Lounge and Utility room. The Utility room has under unit space and plumbing for washing machine with ample space for further white goods, work top surface and, a wall mounted cupboard. Window facing to the front and then an internal door gives access to the downstairs Cloakroom which comprises of a low level WC and a wash hand basin. The good sized Lounge faces to the rear and has wonderful views across the Tamar Valley. There is a fire and storage cupboards. From here sliding patio doors open to the Conservatory which has opening and encased windows, French doors give access to the rear and the room enjoys a pleasant outlook across the rear garden and beyond. From the Lounge an internal door leads into the Kitchen/dining room which has wall and base units, work top surfaces, sink unit, windows to the front and rear and a door gives access to the rear patio. There is space for a dining room table and chairs and a fridge/freezer.

On the first floor there is a Landing with a window facing to the front. There are 3 DOUBLE Bedrooms all of which face to the rear, and enjoy panoramic views across Devon countryside and the Tamar Valley. The Shower room has a walk-in over sized shower, wash hand basin and a window facing to the front. A separate Cloakroom includes a low level WC, wash hand basin, bidet and a window facing to the front.



OUTSIDE

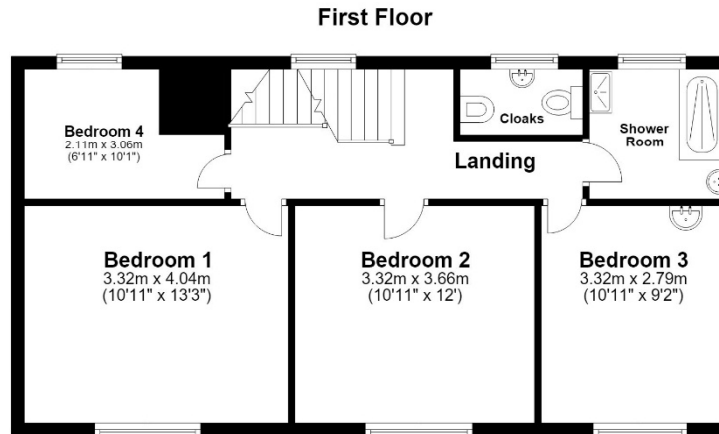
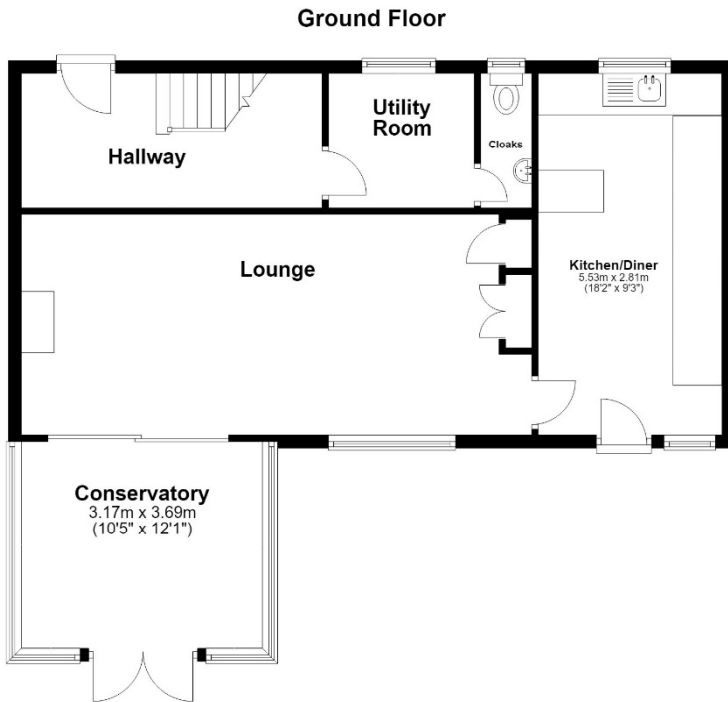
To the front of the property there is a hard standing for 2/3 vehicles and a pathway leading down to the front entrance. The front garden is mainly stocked with mature flowers and shrubs.

To the rear there is a large garden that includes a terraced paved patio, steps leading down to the tiered garden which is divided into sections and include lawns, greenhouse, mature trees, flower and shrub beds, pathways and natural hedging.

Services:- Electric, gas, water and drainage.

Council Tax:- According to Cornwall Council the band is A.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

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.

