



Gunnislake

PL19 9JS



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ESTATE AGENTS

Guide Price £185,000

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

- Renovated and refurbished end of terraced cottage
- Brand new Kitchen with built in oven and hob
- Nice size Lounge/Dining room
- 2 Bedrooms
- Shower room and Cloakroom
- BEING SOLD WITH NO ONWARD CHAIN



This end of terraced cottage has been extensively redesigned and renovated, to provide a comfortable home in the heart of Gunnislake, a stones throw away from local amenities and facilities. The property is a credit to its current owners who have given a great deal of thought to the works undertaken and to the quality of the finish. Being located within the Tamar Valley, a designated area of outstanding natural beauty, the cottage benefits from Tamar Valley views from the rear aspect.

You first enter the property via the side entrance door. This opens in to the entrance vestibule, which has attractive mosaic tile style flooring. From here access is gained to the ground floor accommodation. A door leads in to the brand new Kitchen which comprises of modern high gloss wall and base units with roll top work surfaces. 4 ring Gas hob with Electric oven beneath and gloss black canopy above, housing the extractor. Pan drawers, cupboard housing the central heating and hot water boiler, drawer space, under unit space and plumbing for washing machine and a window which over looks the Courtyard garden. The Shower room includes a brand new suite including a shower cubicle housing the rain fall shower, low level WC, vanity unit with wash hand basin and low maintenance aqua waterproof wall covering. The Lounge/Dining room is a good sized reception room, being double aspect, with display niches, radiators and wood effect flooring.

A staircase rises up to the first floor and Landing where there is access into the bedrooms and upstairs cloakroom. Bedroom 1 has double aspect windows and a radiator. Bedroom 2 enjoys Tamar Valley woodland views from the window and has a radiator. There is also a useful Cloakroom with a low level WC, a vanity unit incorporating a shaped wash hand basin and a radiator.



OUTSIDE

There is a courtyard garden which can be accessed via a gate and pathway to the side of the property which would be an ideal place for outside dining.

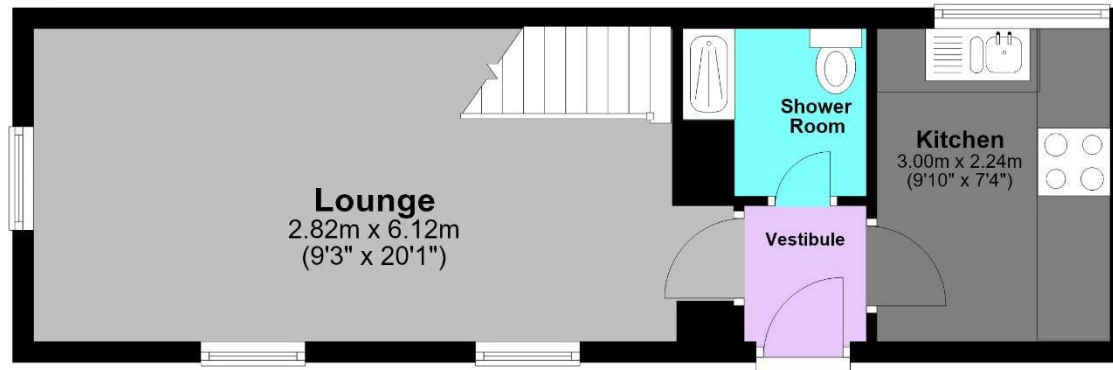
Please note number 14 has access to the rear of their property.

Services: Mains Electricity, Gas, Water and drainage

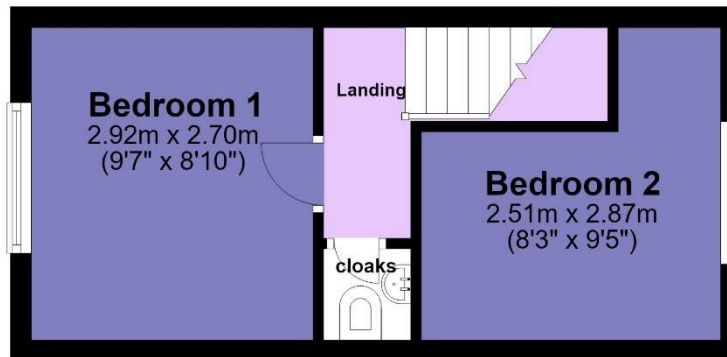
Council Tax: According to Cornwall Council the Tax Band is A



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

