



GUNNISLAKE

£250,000





BRITTLE ASH

Chapel Street, Gunnislake PL18 9NA

*Well presented detached bungalow
in a tucked away location close to the village centre*

Three Bedrooms

16ft Dual Aspect Kitchen/Dining Room with Rayburn

Dual Aspect Sitting Room

Attractive Gardens in a Good Sized Plot

24ft Garage/Workshop

Far-Reaching Countryside Views

£250,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

A well presented three bedroom detached bungalow enjoying far-reaching countryside views and set on a good sized plot surrounded by attractive gardens, situated in a tucked-away non-estate location within close walking distance of the village centre, its amenities and good transport links.

This lovely bungalow has light and airy accommodation throughout which briefly comprises: entrance hall, 16ft dual aspect kitchen/dining room, utility/rear porch, dual aspect sitting room, three bedrooms and bathroom. There are large mature gardens, off-road parking for three vehicles and good sized attached garage/workshop. The property also benefits from gas fired central heating and PVCu double glazing throughout.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Obscure PVCu double glazed front door with storm porch leads into:

ENTRANCE HALL

L-shaped hallway with dado rail; telephone point; access to part-boarded loft space; two built-in cloaks cupboards with hanging and shelving; additional built-in larder cupboard with shelving; radiator.

KITCHEN/DINING ROOM

16' 4" x 14' 1" (4.98m x 4.29m)

Light and airy dual aspect room fitted with a range of matching wooden fronted wall and base cabinets with contrasting roll top worksurfaces and tiled splashbacks; inset stainless steel one and a half bowl sink unit with mixer tap and drainer; feature gas fired Rayburn Royal range with two ovens; two hotplates and boiler serving the central heating and hot water system; space for cooker; television point; laminate flooring; PVCu double glazed windows to both side and rear aspects; dado rail; radiator; multi-paned wooden door into:

UTILITY/REAR PORCH

5' 2" x 4' 8" (1.57m x 1.42m)

Space and plumbing for automatic washing machine; space for upright fridge/freezer; obscure PVCu double glazed door to side with matching obscure PVCu double glazed panel alongside; tiled flooring.





SITTING ROOM

13' x 10' 11" (3.96m x 3.33m)

Another light and airy dual aspect room with television point; dado rail; PVCu double glazed sliding patio doors to front overlooking garden with lovely far-reaching countryside views; additional PVCu double glazed window to side with views; double radiator.

BEDROOM ONE

14' 1" x 10' (4.29m x 3.05m)

Dual aspect with picture rail; PVCu double glazed window to front overlooking garden with far-reaching countryside views; additional PVCu double glazed window to side; radiator.

BEDROOM TWO

11' 1" x 11' (3.38m x 3.35m)

Picture rail; PVCu double glazed window to side; radiator.



BEDROOM THREE

9' 4" x 7' 3" (2.84m x 2.21m)

Dado rail; small storage platform; PVCu double glazed window to front overlooking garden with the views; radiator.

BATHROOM

7' 5" x 7' 4" (2.26m x 2.24m)

Part-tiled and fitted with a white suite comprising panelled bath with Gainsborough Delux shower over with shower screen, low level WC, pedestal wash handbasin; built-in airing cupboard with shelving housing a lagged water cylinder with immersion; obscure PVCu double glazed window to rear; stainless steel heated towel rail.



OUTSIDE:

To the rear of the bungalow is a tarmac driveway providing off-road parking for one vehicle and leading to the attached garage, with a footpath from here leading to the rear porch and continuing alongside the bungalow to the main front entrance. To one side of the bungalow is a paved patio area with double wrought iron vehicular gates to the side which could be used for storage of a trailer etc. The patio continues to the front of the property providing a lovely space for outside dining and enjoying the garden and views. The good sized front garden enjoys the fabulous far-reaching countryside views and is enclosed by fencing and a natural Cornish bank to the front boundary.

There are two large sections of lawn, tiered and bordered by mature flowerbeds with a colourful array of plants, shrubs and bushes. A pathway leads through the garden with a pedestrian wooden gated access onto Hooper Lane providing close access to the village centre and amenities. The front garden also benefits from a wooden garden shed (measuring 6' x 4') and a greenhouse. The pathway and garden continue to the other side of the bungalow providing access to the side of the garage.

The bungalow is accessed via a long drive serving three properties which is owned by the bungalow, at the top of which is additional parking for two vehicles.

ATTACHED GARAGE/WORKSHOP

24' 10" x 10' 9" (7.57m x 3.28m)

Good sized garage fitted with a metal up and over garage door; power and lighting; shelving; workbench; window to rear; wooden door to side.



SERVICES

Mains electricity, mains gas, mains water and private drainage.

OUTGOINGS

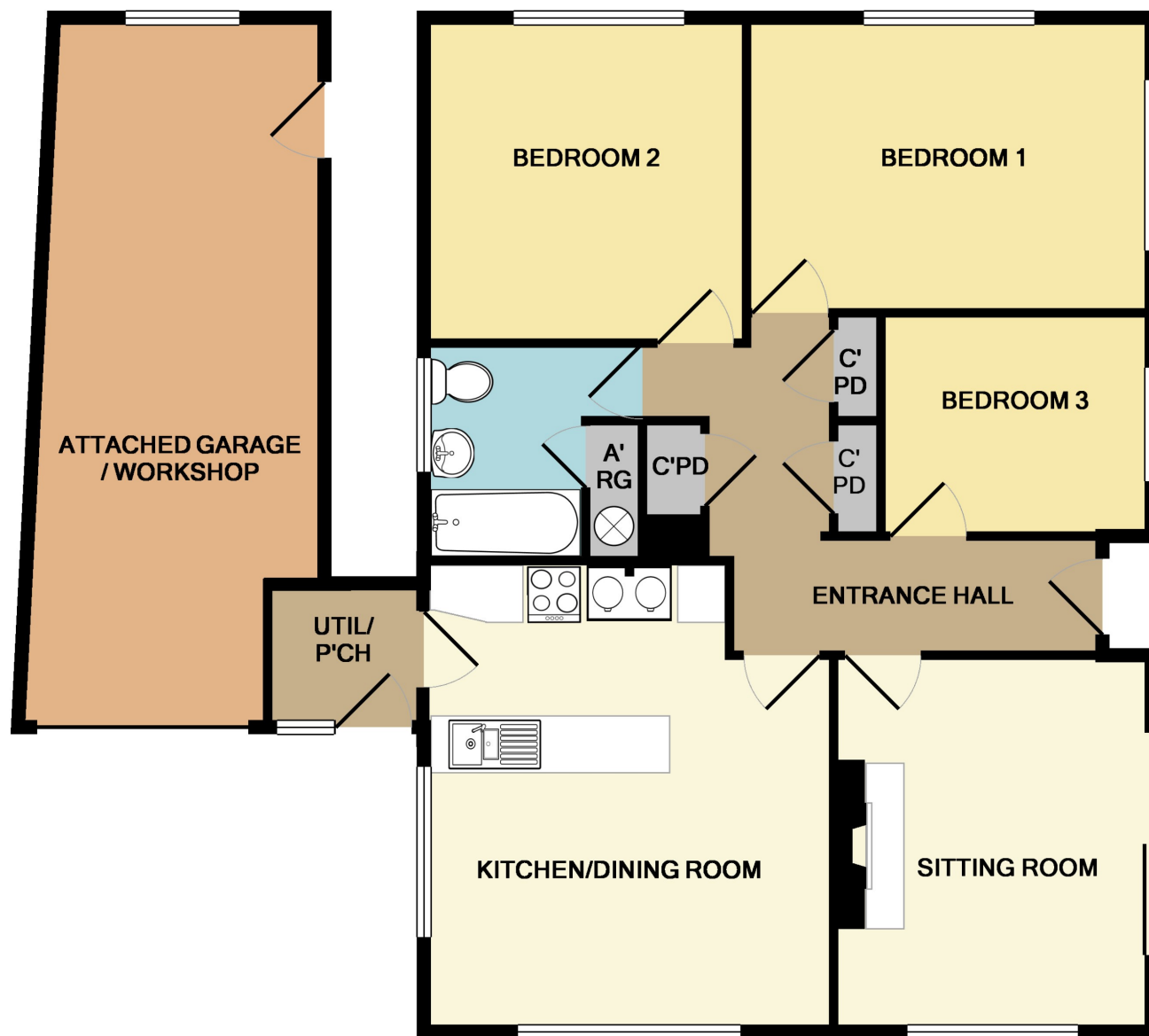
We understand this property is in band 'D' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock via the A390 heading towards Callington and Cornwall. Pass over the River Tamar at Newbridge and continue up the hill to the village of Gunnislake. At the first set of traffic lights turn right into Chapel Street and continue up the hill, passing the primary school on the right hand side where the driveway leading to the property will be found shortly on the right hand side as indicated by our 'For Sale' sign.



T10585

EPC RATING 41 Band E

TOTAL APPROX. FLOOR AREA 105.7 SQ.M. (1137 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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