



mansbridgebalment

GUNNISLAKE

£182,500



9 Delaware Court, Gunnislake, PL18 9BH

SITUATION AND DESCRIPTION

Offered with no onward chain, An extended and well presented 3 bedroom end of terrace family home benefitting from front and enclosed rear gardens, allocated off road parking and garage conveniently situated in a popular residential cul de sac within the Cornish hamlet of Drakewalls on the outskirts of the larger village of Gunnislake and in easy reach of local amenities and good transport links including the train station.

The property has been extended to the rear to create a valuable 2nd reception room and utility room with the light and airy accommodation briefly comprises: entrance hall; cloakroom; fitted kitchen; utility room; boot room; dining room; sitting room; landing; 3 bedrooms and family bathroom. 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 and outside lighting leads into:

ENTRANCE HALL

Staircase rises to 1st floor; laminate flooring; radiator; door leads into:

SITTING ROOM

14' 10" x 14' 5" (4.52m x 4.39m)

Fireplace housing a modern electric fire; television point; telephone point; feature Pvcu double glazed bay window to front; built in under stairs storage cupboard; laminate flooring; double radiator; part glazed wooden door leads into:

KITCHEN

13' 0" x 6' 11" (3.96m x 2.11m)

Refitted with a modern range of matching wall and base cabinets with concealed lighting and contrasting roll top work surfaces with tiled splash backs; inset stainless steel single sink unit with mixer tap and drainer; built in stainless steel 'Hotpoint' oven and grill with matching inset 4 ring gas hob above and stainless steel extractor hood over; built in 'Hotpoint' dishwasher; space for upright fridge/freezer; recessed spot lighting; tiled flooring; Pvcu double glazed window to rear; doors into dining room and into:

BOOT ROOM

4' 10" x 3' 6" (1.47m x 1.07m)

Spotlighting; obscure window to rear; laminate flooring; folding wooden door into:

CLOAKROOM

5' 0" x 3' 1" (1.52m x 0.94m)

Fitted with a low level W.C; corner wash hand basin with tiled splash backs; recessed spot lighting.





DINING ROOM

10' 9" x 8' 2" (3.28m x 2.49m)

Telephone point; built in storage cupboard with shelving; laminate flooring; full width Pvcu double glazed windows to rear overlooking garden; double radiator; doorway into:

UTILITY ROOM

8' 2" x 6' 4" (2.49m x 1.93m)

Dual aspect and Pvcu double glazed in construction fitted with matching base cabinets with roll top work surfaces; inset stainless steel circular sink unit with mixer taps; space and plumbing for automatic washing machine and tumble dryer; modern wall hung 'Ideal' gas fired combination boiler; Pvcu double glazed window to rear overlooking garden; additional Pvcu double glazed window to side; Pvcu double glazed door to rear providing access to garden; tiled flooring.

FIRST FLOOR

LANDING

Built in linen cupboard with shelving; access to boarded loft space with Velux windows; doors to all first floor rooms.

BEDROOM ONE

12' 0" x 10' 8" (3.66m x 3.25m)

Built in wardrobe with hanging and storage; built in storage cupboard with shelving; television point; Pvcu double glazed window to front; double radiator.

BEDROOM TWO

10' 6" x 9' 10" (3.2m x 3m)

Television point; Pvcu double glazed window to rear overlooking garden; radiator.

BEDROOM THREE

8' 10" x 7' 4" minimum not including wardrobe (2.69m x 2.24m)

Built in wardrobe with hanging and storage; television point; Pvcu double glazed window to front; radiator.

FAMILY BATHROOM

7' 7" x 5' 7" (2.31m x 1.7m)

Part tiled and refitted with a modern white suite comprising: panelled bath with chrome thermostatic shower over with shower screen; low level W.C; inset wash hand basin with storage cabinet beneath; shaver point; spot lighting; tiled flooring; obscure Pvcu double glazed window to rear; stainless steel heated towel rail.



OUTSIDE

To the front is a terraced garden gravelled for low maintenance with wooden gated access alongside the house leading to the rear garden. The level rear garden measures approximately 36' x 20' and is completely enclosed by wooden panel fencing. The garden is mainly laid to lawn with 2 areas of wooden decking providing ideal spaces for outside dining and enjoying the garden.

GARAGE

18' 0" x 8' 0" (5.49m x 2.44m)

Recently reroofed with power and lighting and fitted with a metal up and over garage door with workbench to the rear of the garage. There is a parking space directly in front of the garage and in addition to this there is a further allocated parking space for 1 vehicle.

SERVICES

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

OUTGOINGS

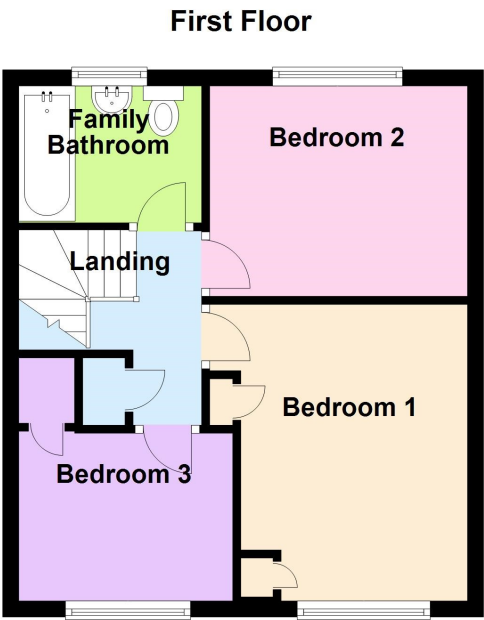
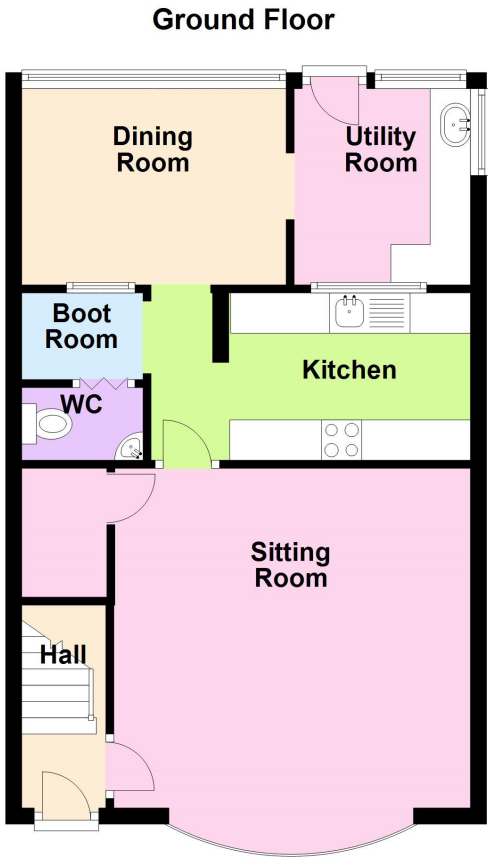
We understand this property is in band ' C ' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock, proceed to Gunnislake on the A390. Pass through the village of Gunnislake and continue up the hill, passing the Texaco Garage on the left hand side. Take the second turning on the right (signposted to Chilsworthy) and enter Delaware Road. Proceed along for approximately 150 yards, turning right into Delaware Court. The property will be found towards the right hand side of the development.



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.
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EPC RATING 67 Band D

T10680

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