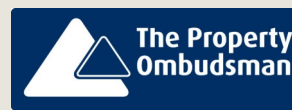




GUNNISLAKE

£210,000





# 18 Bealswood Close, Gunnislake, PL18 9DE

## SITUATION AND DESCRIPTION

Located in a quiet cul-de-sac position on the outskirts of Gunnislake village, yet still within easy reach of the extensive array of amenities therein. The bungalow occupies a good sized plot with private garden at the rear and some pleasant views extending over the Tamar Valley.

Gunnislake is situated alongside the River Tamar with a good range of shops and primary schools, and public houses. There is an excellent playing field nearby and walks abound. Gunnislake is approximately 20 miles by road from Plymouth and 5 miles from both Callington and Tavistock. There is a regular train service to Plymouth city centre and good bus service to both Tavistock and Callington.

Tavistock is a thriving market town adjoining the western edge of the Dartmoor National Park and was in 2004 voted the winner of a nationwide survey undertaken by the Council for the Protection of Rural England involving 120 other market towns. Among the assets taken into consideration were history, architecture, community spirit, planning sensitivity, recreational facilities and individuality of shops and businesses. Additional facilities include a hospital, a bustling Pannier Market and a full range of schools both State and Private. Indeed Tavistock can claim to have everything adding up to a quality of life which would be hard to rival. Plymouth is only 15 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain.

A detached bungalow with two bedrooms, study/bedroom three, garage and gardens to the front and rear, benefiting from gas fired central heating and PVCu double glazing. The property is in good order throughout and is ready for immediate occupation.

## 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:

### **ENTRANCE DOOR**

Half glazed PVCu entrance door with courtesy light above.

### **ENTRANCE HALL**

L-shaped with access to roof space; built-in boiler cupboard housing the Worcester gas central heating boiler; separate built-in cloaks cupboard with hanging rail and shelving; separate built-in storage cupboard. Doors to:

### **SITTING/DINING ROOM**

22' 9" x 11' 7" narrowing to 9' (6.93m x 3.53m narrowing to 2.74m)

Coved and textured ceiling; feature fireplace with electric woodburning stove set in a dark wood fire surround with polished insert and hearth; two radiators; window to rear; large picture window overlooking the front garden.

### **KITCHEN**

8' 10" x 8' (2.69m x 2.44m)

Refitted with a modern range of wall and base units with Shaker style frontages and roll edge worksurfaces over, incorporating a stainless steel single drainer sink unit with mixer tap over; ceramic wall tiling; electric single oven and grill; four ring hob with extractor canopy over; built-in fridge; built-in freezer; two glass fronted display cabinets; wall mounted shelving; spotlighting; window to rear. Glazed PVCu door to outside.





#### **BEDROOM ONE**

10' 10" x 10' 1" (3.3m x 3.07m)  
Radiator; picture window to front.

#### **BEDROOM TWO**

12' x 8' (3.66m x 2.44m)  
Radiator; picture window to rear.

#### **STUDY/BEDROOM THREE**

8' 6" x 6' 8" (2.59m x 2.03m)  
Radiator; picture window to front.

#### **BATHROOM**

Refitted with a white suite comprising vanity wash handbasin with storage cupboard under, close coupled WC with concealed cistern, fully tiled double width shower cubicle with Mira mains shower over; chrome heated towel rail; spotlighting; extractor fan; two opaque windows to rear.



#### **OUTSIDE:**

A tarmac driveway provides off-road parking and access to the:

#### **ATTACHED GARAGE**

16' 5" x 8' (5m x 2.44m)  
An attached single garage with up and over door; power and light supply; plumbing for washing machine; courtesy door to rear.

To the side of the driveway there is an ornamental garden with well stocked beds and borders, plants and shrubs, including a fruiting apple tree. Steps lead up to the front door. Gated pedestrian side access leads to the rear garden which is private and secluded with a decked seating area and steps leading up to a raised lawned garden with established beds and borders, plants, trees and shrubs. A timber summerhouse is provided alongside an aluminium framed greenhouse. There is an outside cold water tap.

#### **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**

Leave Tavistock via the A390 heading towards Gunnislake and Cornwall. Pass over the Tamar at New Bridge and proceed up the hill to the traffic lights. Proceed through the traffic lights and pass the parade of shops taking the turning on the left opposite the Cornish Arms Public House into Calstock Road. Proceed along Calstock Road for approximately 500 yards before turning left into Kingswood Road. Proceed down the hill and turn right into Bealswood Road. Turn right again into Bealswood Close and follow the road to the end of the cul-de-sac where the property will be found on the right hand side, clearly identified by a Mansbridge Balment 'For Sale' board.

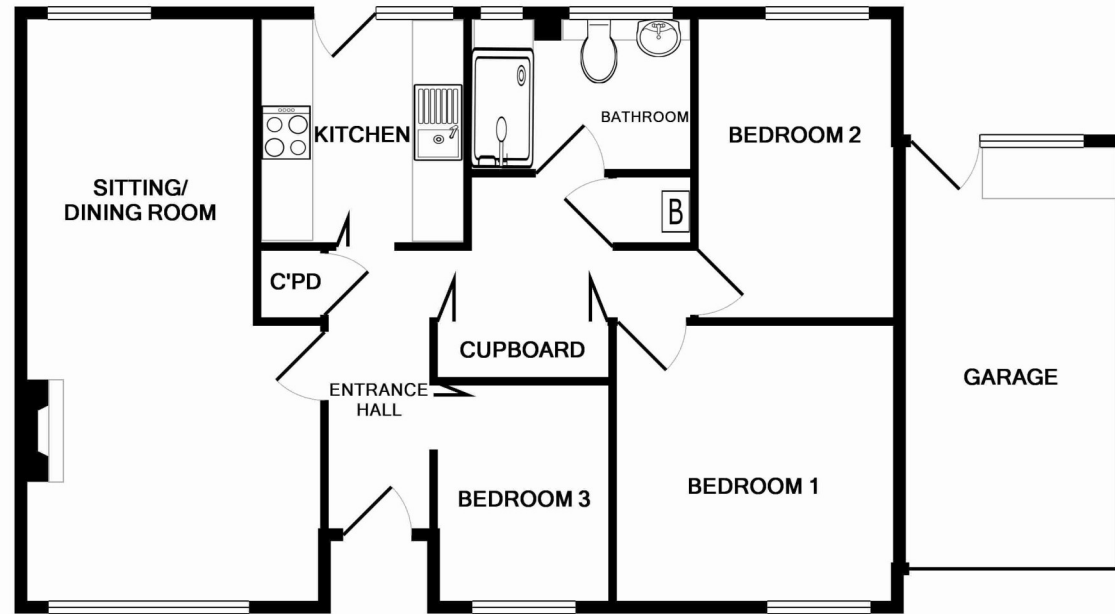






BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY  
Tel: 01822 612345  
E: tavistock@mansbridgebalment.co.uk

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TOTAL APPROX. FLOOR AREA 896 SQ.FT. (83.2 SQ.M.)

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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**\* PL19, PL20, EX20**

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