



mansbridgebalment

DRAKEWALLS

£250,000



## 2 Station Road, Drakewalls, Gunnislake PL18 9DX

### SITUATION AND DESCRIPTION

Occupying a generous plot in a well regarded area in the hamlet of Drakewalls, on the outskirts of the popular Cornish village of Gunnislake and enjoying superb Tamar Valley views towards Devon and Dartmoor in the distance. Drakewalls is a small village, situated approximately 1 mile from the centre of Gunnislake. There is a primary school within easy walking distance and a British Rail Station from which there is a regular train service operating to Plymouth city centre.

A spacious and well proportioned three bedroom detached bungalow with light and airy rooms, which has been recently fully restored and reconfigured by the current owners with major improvements, including the creation of an open plan living room/dining room/kitchen, a refitted bathroom and the installation of a new gas central heating system.

The bungalow occupies a generous plot with gardens to the front and rear with detached garage and workshop. There are super unobstructed views from the front across the Tamar Valley towards Devon and Dartmoor in the distance.

### 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**

Fanlight above and courtesy light to side.

#### **VESTIBULE**

Ample coat hanging. Internal half glazed door with fanlight above to:

#### **RECEPTION HALL**

Coved ceiling; built-in shelved housekeeper's cupboard; access to roof space; radiator. Doors to:

#### **SITTING ROOM**

11' 10" x 11' 5" (3.61m x 3.48m) (Plus box bay window)

Feature fireplace with painted surround, brick insert and tiled hearth; coved ceiling; radiator; box bay window to front with views. Sliding glazed doors provide open plan access, as required, to:

#### **KITCHEN/DINING ROOM**

15' 6" x 15' narrowing to 11' 8" (4.72m x 4.57m narrowing to 3.56m)

Light and bright family sized kitchen/dining room, fitted with a modern range of wall and base units with white Shaker-style frontages and square edged worksurfaces over, incorporating a twin bowl stainless steel single drainer unit with mixer tap over; ceramic wall tiling; single oven; four ring induction hob with stainless steel extractor canopy over; plumbing for automatic washing machine; plumbing for dishwasher; space for under-counter fridge; fitted shelved larder cupboard also housing the Worcester gas central heating boiler; ample space for dining table and chairs; coved ceiling; windows to side and rear; three quarter glazed door to the rear porch. Return door to reception hall.





#### **BEDROOM ONE**

10' 10" x 8' 9" (3.3m x 2.67m)

Coved ceiling; fitted double wardrobe; radiator; window to rear.

#### **BEDROOM TWO**

11' 10" x 7' 9" (into bay) narrowing to 4' 8" (3.61m x 2.36m (into bay) narrowing to 1.42m)

Coved ceiling; radiator; box bay window to front with views.

#### **BEDROOM THREE**

8' 5" x 6' 2" (2.57m x 1.88m)

Coved ceiling; radiator; window to side.

#### **FAMILY BATHROOM**

White suite comprising panelled bath with mains shower over and glass shower screen, low flush WC, pedestal wash handbasin; ceramic wall tiling; tiled floor; radiator; extractor fan; opaque window to side.

#### **REAR PORCH**

4' 4" x 3' 9" (1.32m x 1.14m)

Of PVCu construction with Corrotherm roof; boot and shoe storage; half glazed PVCu door to outside.

#### **OUTSIDE:**

The bungalow occupies a generous level plot with gardens to front and rear. The front garden is predominantly laid to lawn and edged with well tended beds of flowering plants and shrubs. A central path leads through the garden to a raised paved seating area, perfect for outdoor eating and entertaining and admiring the super view. Opposite the seating area there is a:

#### **SUMMERHOUSE**

9' 5" x 7' 5" (2.87m x 2.26m)

Of timber construction, fully lined and fitted with bench seating; window to side.

Paths lead along either side of the bungalow to the rear garden which is also laid to lawn with well stocked flowering beds and borders. A footpath leads to the garage and a wrought iron gate provides pedestrian access to the shared driveway.

#### **DETACHED GARAGE**

17' 8" x 10' (5.38m x 3.05m)

Up and over door; power and light supply; window to side; courtesy door to rear garden. Internal doorway to:

#### **WORKSHOP**

6' x 6' 7" (1.83m x 2.01m)

Light; window to side.

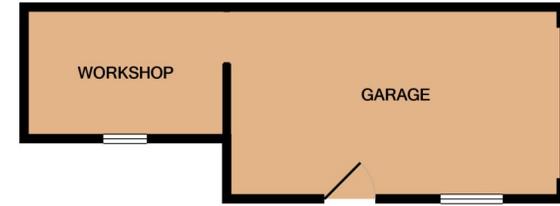
#### **VEHICULAR ACCESS**

Vehicular access is via a shared tarmac driveway at the side of the bungalow which we understand from our clients is owned by the neighbouring property over which the owners of 2 Station Road enjoy an unobstructed right of access to reach their garage and workshop.



# BETTER **COVERAGE**, WIDER **CHOICE**

**MORE LOCAL OFFICES** than any other Estate Agent in our **AREA** \*



GARAGE / WORKSHOP  
APPROX. FLOOR  
AREA 23.3 SQ.M.  
(251 SQ.FT.)



TOTAL APPROX. FLOOR AREA 96.4 SQ.M. (1037 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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## SERVICES

Mains water, mains electricity, mains gas 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 westwards along the A390 heading towards Callington and Cornwall. Pass over the River Tamar at Newbridge and continue up the hill, through the village of Gunnislake. Upon reaching the brow of the hill, turn right into Station Road. Proceed for approximately 300 yards where the bungalow will be found on the left hand side.

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



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\* PL19, PL20, EX20

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