



Town • Country • Coast



Chawleigh Close  
Gunnislake

Price Guide £265,000



## Chawleigh Close

Gunnislake

Perfectly positioned within the Tamar Valley catching elevated, far reaching views, we are delighted to present this two bedroom property to the market.

Beautifully presented inside and out this property is a real must see and would be an ideal home for those looking for a property easy to maintain and within an area with a wealth of amenities on your doorstep, from the neighbouring miles of countryside offering walks, national trust sites and tranquil village living to the convenience of a train station and bus route just a stones throw away.

Internally, accommodation is laid out to present a functional home with a delightful living/ dining room to the front catching the views. You enter the property into an entrance hall with a large storage cupboard as well as airing cupboard. This leads to the further accommodation briefly comprising, kitchen to the front, utility room with rear access, master bedroom and bedroom two - both ample double bedrooms - and a family bathroom complete with overhead shower.

Externally, there is a beautiful front garden with a mixture of lawn, patio and other seating spaces to sit out and enjoy the sunshine and views across the valley. There is a private rear garden as well as rear access out to the road in behind, with further on street parking available. To the bottom of the garden sits the garage and parking bay for the property accessed by a small set of steps.





#### Entrance Hall

#### Living Room

13'9 x 11'10 (4.19m x 3.61m)

#### Dining Room

11'10 x 7'8 (3.61m x 2.34m)

#### Kitchen

11'9 x 10'6 (3.58m x 3.20m)

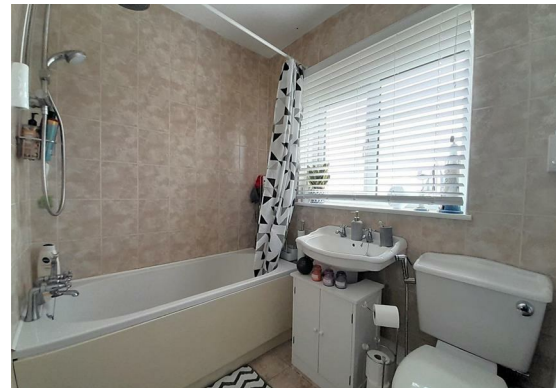
#### Bedroom One

11'9 x 10'10 (3.58m x 3.30m)

#### Bedroom Two

11'2 x 9'11 (3.40m x 3.02m)

#### Bathroom



#### Council Tax Band

C

#### Tenure

Freehold

#### Services

Mains electricity, water, gas and drainage.

#### EPC

TBC

#### Situation

Gunnislake is a large village in east Cornwall, England, United Kingdom. It is situated in the Tamar Valley approximately ten miles north of Plymouth. Gunnislake is in the civil parish of Calstock and is close to Cornwall's border with Devon which follows the course of the River Tamar.

#### Directions

From Gunnislake village centre, continue up the hill passing the Co-Op petrol station on your left. Proceed for a short distance until you come to a left hand turning signposted Sand Hill Park. Follow this road around the corner until you get to your first left- Chawleigh Close where you will find the property shortly on your right.



## Floor Plan



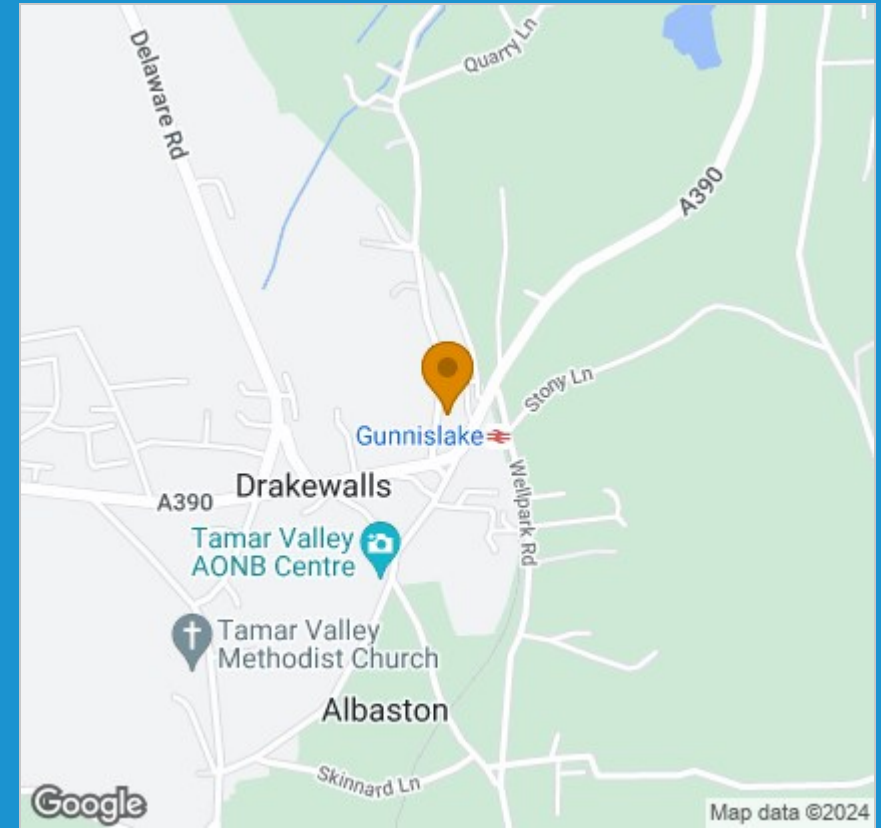
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

