



Town • Country • Coast



Calstock Road
Gunnislake

Price Guide £215,000



Calstock Road

Gunnislake

Located in the heart of the Tamar Valley is this well presented character cottage boasting fantastic views across the Tamar Valley. Available with NO ONWARD CHAIN. The property boasts cosy living accommodation with a practical wood burner and a wonderful conservatory. There is a stunning garden in which you can find an array of mature shrubs and flowers. The property also enjoys incredible views from the bedrooms.

The property is conveniently located close to local amenities such as the local bus stop, village shop, public house and is a short walk to the Gunnislake Train Station.

On the ground floor is a welcoming conservatory as well as a living room with a feature fireplace and space for a dining table. There is also a gally kitchen equipped with a range of eye and base level units and space for a washing machine. The property benefits from two double bedrooms both fitted with built in wardrobes. There is also a modern fitted shower room, with low level WC and basin.

The garden benefits from being well stocked with plants as well as offering a patio area for summer entertaining.





Living Room
12'24 x 14'14 (3.66m x 4.27m)

Kitchen
5'71 x 11'61 (1.52m x 3.35m)

Conservatory
11'44 x 6'94 (3.35m x 1.83m)

Bedroom 1
10'96 x 7'03 (3.05m x 2.21m)

Bedroom 2
9'29 x 8'98 (2.74m x 2.44m)

Bathroom
7'36 x 4'66 (2.13m x 1.22m)

Tenure
Freehold

Services
Mains electricity, gas, water and drainage.

EPC
C/71

Council Tax Band
A

Situation
The village of Gunnislake features a selection of local shops including a Post Office, General Store, Doctor's Surgery, Café and public houses and a primary school. There is a train station approximately a mile from the village with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community. The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.

Directions
From Gunnislake village centre, drive through the traffic lights, turning left into Calstock Road. The property sits along a private road on your left almost immediately after the turning with on street parking easily available on the right hand side of the street.



Floor Plan



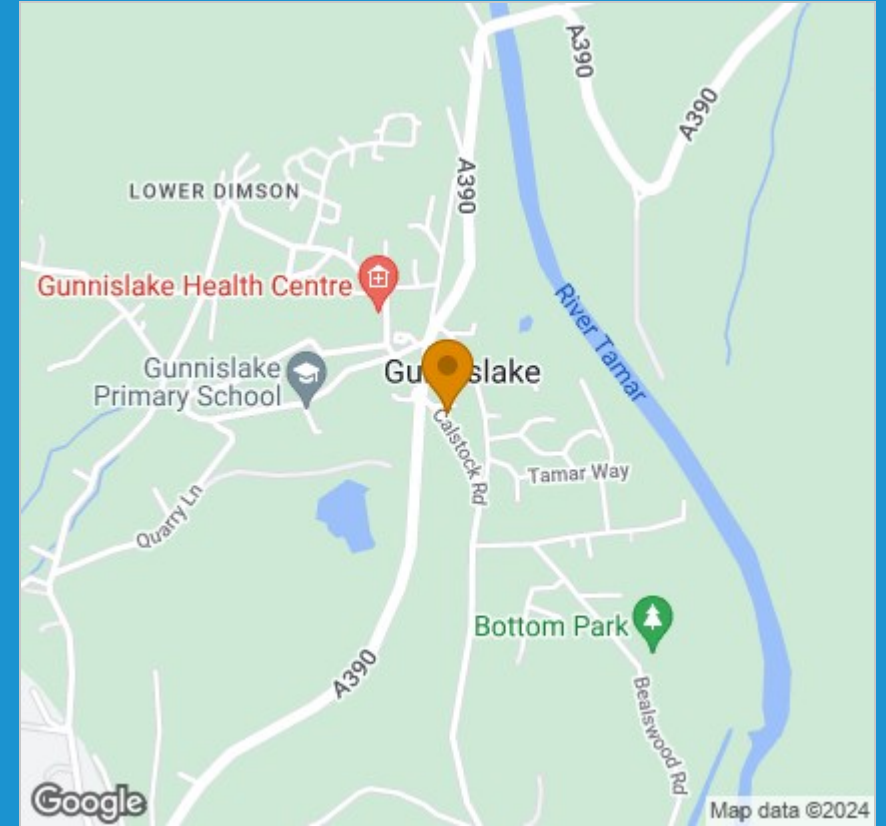
Viewing

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

