

SALISBURY HENDERSON

ESTATE AGENTS



Sunnyside, Drakewalls, Gunnislake,
Cornwall PL18 9EH.

£275,000

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Sunnyside, Drakewalls, Gunnislake, Cornwall, PL18 9EH.

An extremely attractive 3/4 bedroom detached cottage situated close to local amenities including Gunnislake Train Station. The property enjoys an elevated position with far reaching views over the Tamar Valley towards Dartmoor. The accommodation comprises: lounge, dining room, 20' kitchen/breakfast room, family room/bedroom four, three further bedrooms, family bathroom, a good sized mature secluded south facing garden, garage and parking for 3/4 cars.

Door to:

LOBBY

Ceramic tiled, double glazed window and door to:

FAMILY ROOM/BEDROOM FOUR

15' x 8' 9" (4.57m x 2.67m)

Double glazed window with views over garden, radiator and door to:

EN SUITE CLOAKROOM

White suite of pedestal wash hand basin, low level WC, radiator and "Worcester" gas boiler.

KITCHEN/BREAKFAST ROOM

20' 6" x 9' 8" (6.25m x 2.95m)

Modern range of matching wall and base units, incorporated one and half bowl single drainer stainless steel sink unit with mixer tap, ample matching worktops, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, space for cooker, eight spot lights, larder and part tiled walls.

Archway through to inner lobby with door to:

BATHROOM

White suite of panelled enamel bath, pedestal wash hand basin, low level WC, double sized shower cubicle, wall mounted shower unit, half tiled walls, ceramic tiled floor, double glazed window, radiator and towel rail.

DINING ROOM

14' 8" x 12' 3" (4.47m x 3.73m)

Feature stone fireplace, double glazed window with views over the garden, radiator, two wall light points, two under stairs cupboards, front door to garden room, stairs to landing and door to:

LOUNGE

14' 8" x 12' 3" (4.47m x 3.73m)

Feature stone fireplace, double glazed window with views over garden, radiator, coving and television aerial point.



GARDEN ROOM

14' 3" x 7' 8" (4.34m x 2.34m)

Double glazed doors to sitting room and garden, double glazed window and ceramic tiled floor.

FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE

12' 8" x 10' (minimum) (3.86m x 3.05m)

Two double glazed window with views over garden and towards Dartmoor, two radiators and exposed beams.

BEDROOM TWO

12' 9" x 10' 3" (3.89m x 3.12m)

Double glazed window with views over garden and towards Dartmoor and radiator.

BEDROOM THREE

9' 7" x 6' 6" (2.92m x 1.98m)

Double glazed window with views and radiator.

OUTSIDE

Good size south facing rear garden with views towards the Tamar Valley and Dartmoor mainly laid to lawn with patio and mature trees and shrub. Private gated driveway with off street parking for three to four cars leading to good size garage with power and light.

SERVICES

All mains services are connected to the property.

COUNCIL TAX

Currently Band D.

DIRECTIONS

From our Callington office take the A390 towards Tavistock. Continue into and through St Anns Chapel. As the road starts to descend into Gunnislake turn left into Delaware Road. After approximately 200m take the right turn (still Delaware Road) and Sunnyside is the first property on the left.

VIEWING

By appointment through Salisbury Henderson on either:

01822 611122 - 1 West Street, Tavistock, Devon, PL19 8AD
or

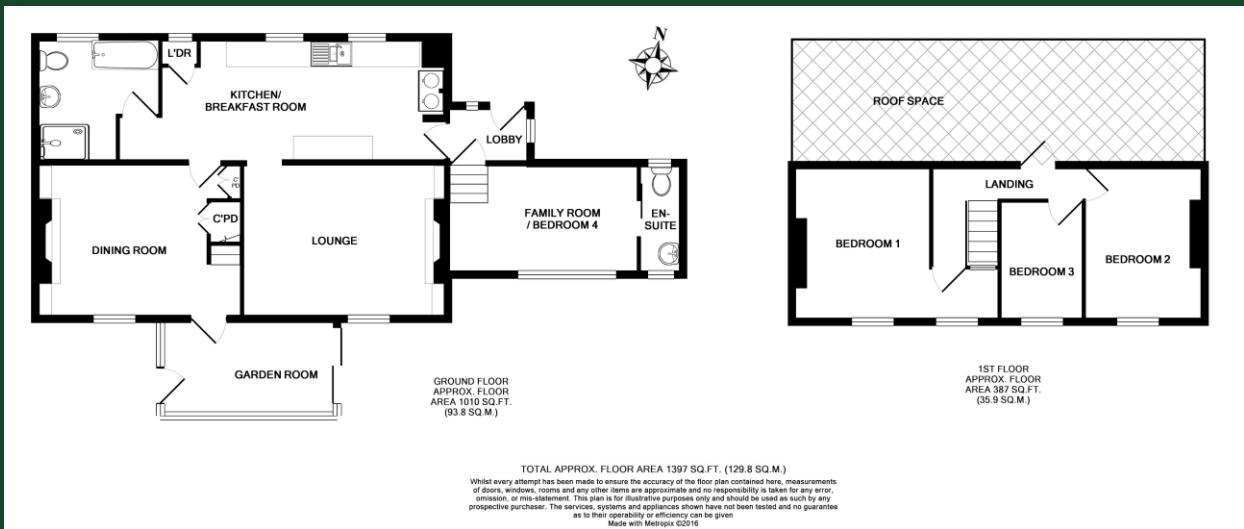
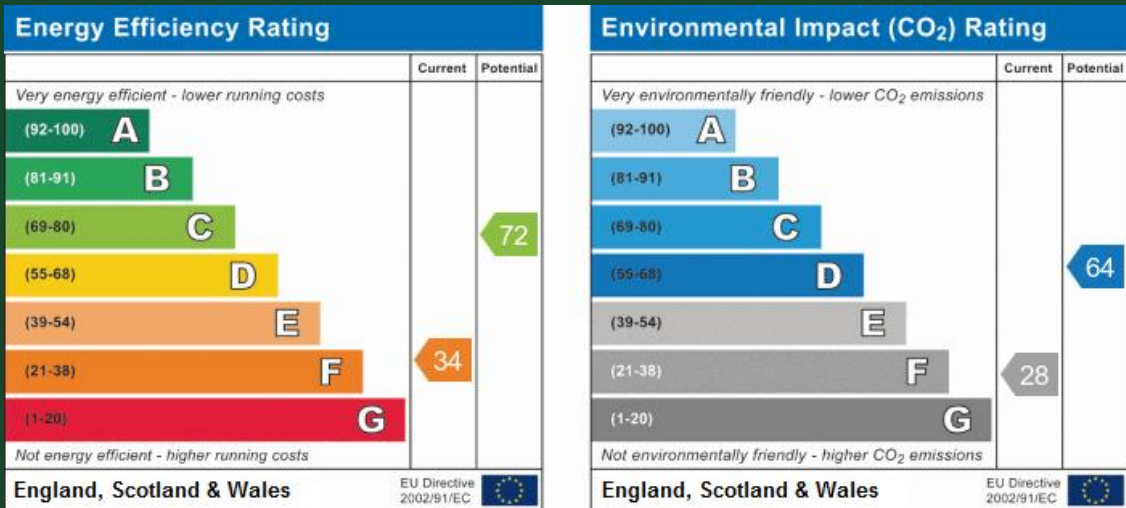
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