



GUNNISLAKE

O.I.R.O. £265,000

Delightful, Fully Refurbished 2 Bedroom Bungalow

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (63)

  
MILLER  
TOWN & COUNTRY





- » Beautifully Refurbished Bungalow
- » Immaculately Presented Internally
- » Gas Central Heating
- » Garage, Parking & Gardens
- » Village Location
- » Double Glazed
- » Short Walk to Amenities & Station

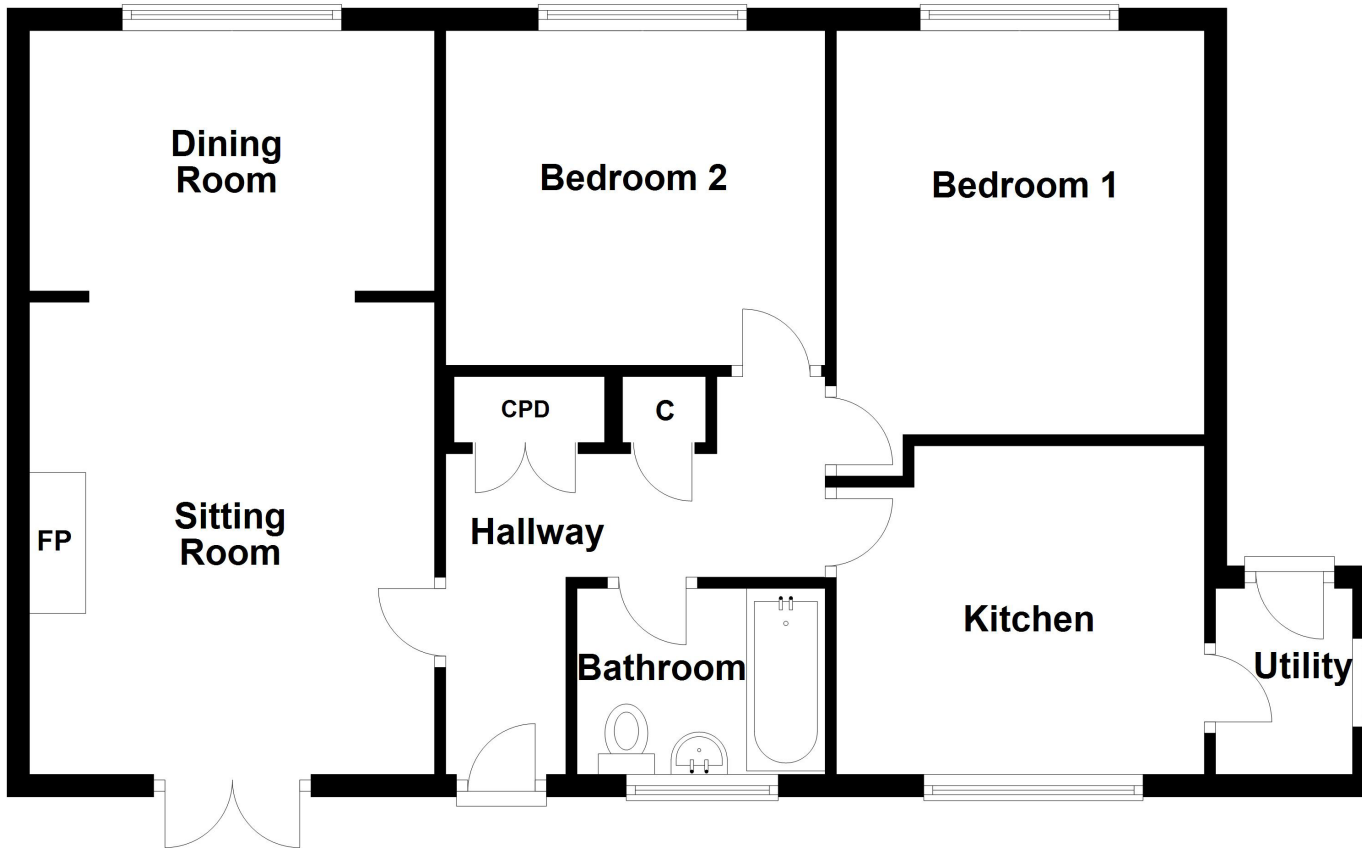
## The Property

This charming two double bedroom detached bungalow sits at the end of a small cul-de-sac in the Tamar Valley . There is garage and parking as well as a generous plot which has several separate patios and a decked sun terrace off the sitting room taking full advantage of the far reaching views over the countryside. There is a Co-op supermarket nearby and a train station with rail link to Plymouth where one can also access the Penzance to Paddington line.

The nearby maritime city of Plymouth offers an excellent retail centre as well as rail and continental ferry port links. The south coast is about a 30-minute drive and the Tamar Valley offers beautiful country and river walks as well as attractions such as Cotehele House. St Mellion golf club is easily accessible by car as are the nearby towns of Tavistock, Launceston, Saltash and Callington.



## Ground Floor



Schematic floor plan. Not to scale. Measurements are approximate.  
Plan produced using PlanUp.

## Accommodation

### Ground Floor

Hall 11'2" x 6'7"

Kitchen 11'0" x 10'6"

Living Room 11'10" x 13'9"

Dining Room 11'9" x 7'7"

Utility 4'0" x 5'10"

Bedroom 1 11'9" x 10'9"

Bedroom 2 11'1" x 9'9"

Bathroom 7'3" x 5'5"

### Outside

At the front of the property is a single garage and parking area with electric car charge point. A gate and gently sloping path and a few steps lead up to the bungalow through a generous front garden which has a level patio area and further raised patio seating area. There is a lawn, planted beds and borders. To the side of the property is a further gate, store and useful shed, and to the rear is a two-tiered terraced garden that could be utilised for fruit and vegetables if required.

**Services** Mains electricity, water, gas and drainage. Telephone & Broadband are connected.

**Council Tax Band:** C

**Tenure:** Freehold





Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080  
Council Tax Band: C

CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:  
These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

