



GUNNISLAKE

O.I.E.O. £170,000

Pretty Character 2 Bedroom Cottage with Garden & Parking

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (62)

  
MILLER  
TOWN & COUNTRY



- » Delightful Cottage
- » Beautifully Presented
- » Parking
- » Cottage Style Gardens
- » Close to Amenities
- » Double Glazed
- » Gas Central Heating

## The Property

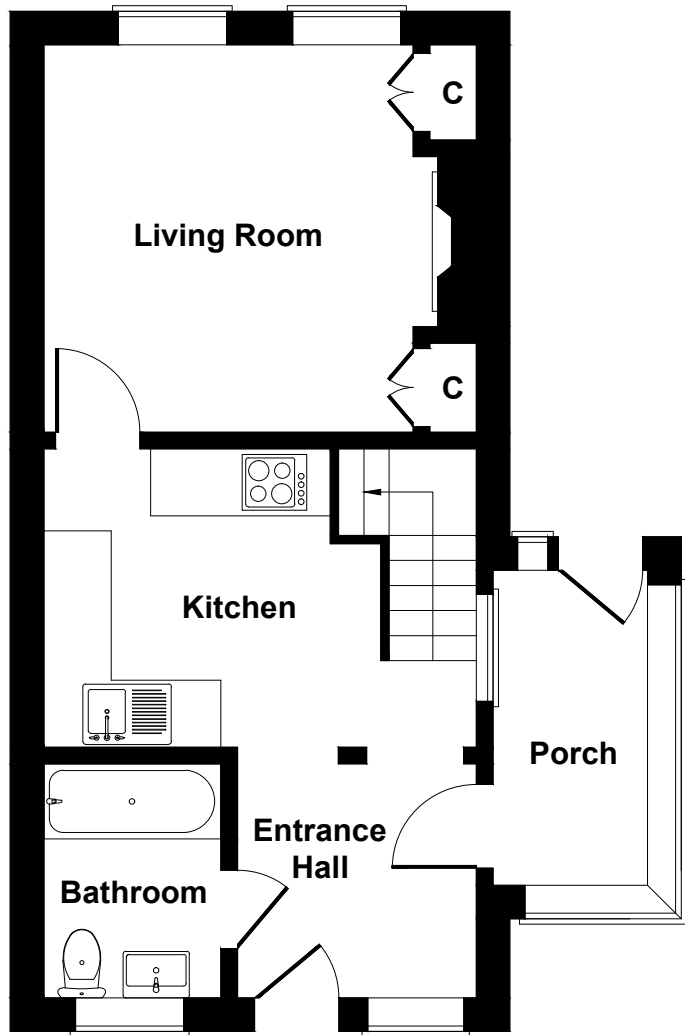
This delightful compact cottage sits in the heart of the village, yet away from the hustle and bustle, in a quiet side street. The cottage itself has been sympathetically renovated to provide a lovely home to include double glazed windows and doors, gas fired central heating and modern kitchen and bathroom. There is a cosy sitting room, and a modern kitchen. The bathroom has also been refurbished and modernised. There is a lovely inner hall connecting the living space with the gardens and a large, double-glazed porch to the front ideal for wet coats and boots.



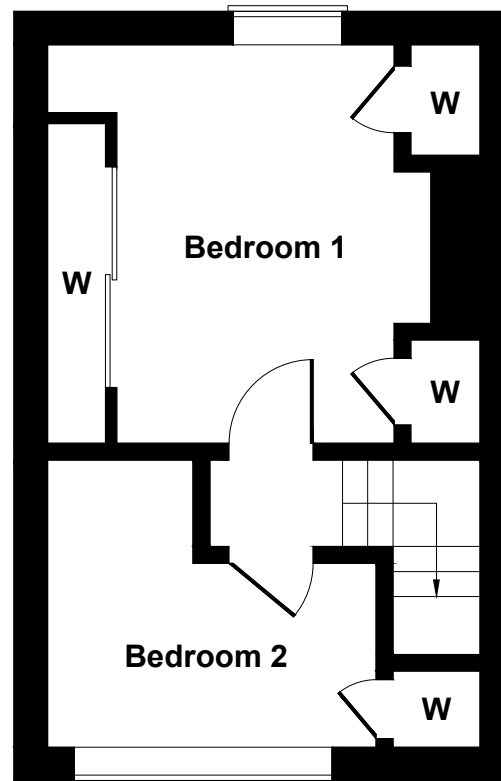
## Location

The village of Gunnislake sits in the Tamar Valley, offering pretty country and river walks on the doorstep. Situated on the Cornwall-Devon border and between the towns of Tavistock and Callington, both an easy 7 to 10 minutes' drive away. The village itself is well served with amenities and there is a regular bus service as well as a rail link to the nearby maritime city of Plymouth where one can access the main Penzance to Paddington line.





**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**

## Accommodation

### Ground Floor

Porch 4'7" x 9'5"

Entrance Hallway 5'7" x 7'1"

Kitchen 8'11" x 7'6"

Living Room 11'7" x 11'10"

Bathroom 5'3" x 7'0"

### First Floor

Landing

Bedroom 1 11'11" x 10'3"

Bedroom 2 9'4" x 8'6"

### Outside

There is a private parking area to the side of the cottage, and to the rear is a pretty cottage style garden offering several seating areas, ideal for chilling in the sun or dining alfresco in the Spring and Summer months. There is a good size garden shed/workshop and pretty planted beds and borders.

**Services:** : Mains electricity, water, drainage and gas. Telephone & broadband connected.

**Council Tax Band:** B

**Tenure:** Freehold



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**VIEWING:**

Strictly through the vendor's sole agents  
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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
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