



GUNNISLAKE

O.I.R.O. £325,000

Wonderful Period 4-5 Bedroom Home with Large Gardens

 4 Bedrooms

 2 Bathrooms

 4 Reception Rooms

 EPC Rating: TBC


MILLER
TOWN & COUNTRY



- » Spacious Period Home with 4+ Bedrooms
- » Large Gardens (0.45 Acre)
- » Rooftop & Country Views
- » Useful Outbuildings
- » On-Street Parking Nearby
- » Highly Versatile Accommodation
- » Gas Central Heating / Double Glazed

The Property

This wonderful 4/5-bedroom house has been the current owners' home for the last 37 years and during that time, the property has been well maintained and improved as well as extended to create a highly versatile home. The accommodation is over three floors with four receptions rooms (one of which could be used as a fifth bedroom if required), kitchen, utility and cloakroom/WC on the ground floor. On the first floor are three bedrooms and a family bathroom. On the second floor is a large principal bedroom with two Velux push out balconies enjoying far reaching views to Dartmoor, with a further ensuite bathroom/WC.

Location

Situated at the far end of a short terrace of similarly styled properties in an elevated position on the fringe of the village. There is on-street parking nearby and the village amenities which include primary school, public houses, Post Office and general stores are all a short walk away. There is a rail link to Plymouth nearby and the village is on a regular bus route. The towns of Tavistock and Callington are a short drive away and the maritime city of Plymouth is also easily accessible by car.

AWAITING FLOORPLAN

Ground Floor

Porch 3'10" x 5'4"

Entrance Hall 6'2" x 15'7"

Sitting Room 16'7" x 14'7"

Kitchen 14'4" x 12'1"

Breakfast Room 9'8" x 8'7"

Family Room 13'3" x 16'8"

Study/Bedroom 5 13'3" x 8'7"

Utility 11'7" x 9'11"

First Floor

Landing 6'4" x 11'8" (L Shaped)

Bedroom 2 10'9" x 10'0"

Bedroom 3 10'6" x 10'11"

Bedroom 4 8'0" x 13'0"

Bathroom 6'2" x 9'1"

Second Floor

Principal Bedroom 14'2" x 16'0"

Ensuite 8'9" x 7'8"

Outside

From the road a pedestrian pathway leads past the neighbouring properties to a private gate, leading into the large gardens which extend to approximately 0.45 acres. Wrapping around three sides there are some useful stone out buildings, vegetable garden and a variety of fruit trees.

The garden offers a good degree of privacy and seclusion. To the rear of the property is a further gated access leading to an additional right of way leading back down to the road.

Services: Mains drainage, water, electricity, gas. Broadband and telephone are connected.

Council Tax Band: C **Tenure:** Freehold



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VIEWING:

Strictly through the vendor's sole agents
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Council Tax Band: C

**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

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