



  
mansbridgebalment

GUNNISLAKE

£125,000



## 3a Commercial Street, Gunnislake, Cornwall, PL18 9JW

### SITUATION AND DESCRIPTION

A spacious two-bedroom duplex apartment conveniently located in the heart of the village close to all local amenities. Approached via its own private entrance, a staircase ascends to the first floor where a landing leads to a kitchen/diner with built in range cooker, good sized living room with feature open fireplace and bay window, a bathroom and bedroom number two, which would comfortably fit a double bed and also benefits from a bay window. A door from the bathroom opens to a delightful roof terrace enjoying a good degree of privacy.

A further staircase ascends to the second-floor master bedroom suite with Velux windows, built in wardrobe and an ensuite bathroom.

The property also benefits from PVCu double glazing, gas central heating and would make an excellent investment opportunity or first time buy.

Gunnislake is situated alongside the River Tamar with a good range of shops and primary schools, and public houses. There is an excellent playing field nearby and walks abound. Gunnislake is approximately 20 miles by road from Plymouth and 5 miles from both Callington and Tavistock. There is a regular train service to Plymouth city centre and good bus service to both Tavistock and Callington.

### ACCOMMODATION

Reference made to any fixture, fittings, appliances, or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:





## GROUND FLOOR

### HALL

## FIRST FLOOR

### LANDING

### KITCHEN/DINING ROOM

14'4" max x 11'10" max (4.36m x 3.61m)

### LIVING ROOM

16'6" x 11'8" max (5.02m x 3.56m)

### BEDROOM TWO

13'0" x 9'4" (3.96m x 2.85m)

### BATHROOM

7'10" x 5'9" (2.39m x 1.74m)

## SECOND FLOOR

### MASTER BEDROOM

17'7" x 15'2" (5.35m x 4.63m)

### MASTER ENSUITE

8'7" x 5'4" (2.62m x 1.62m)



## SERVICES

Mains electric, gas and drainage

## OUTGOINGS

We understand this property is in band 'A' for Council Tax purposes.

## VIEWINGS

By appointment with MANSBRIDGE BALMENT ON 01822 612345.

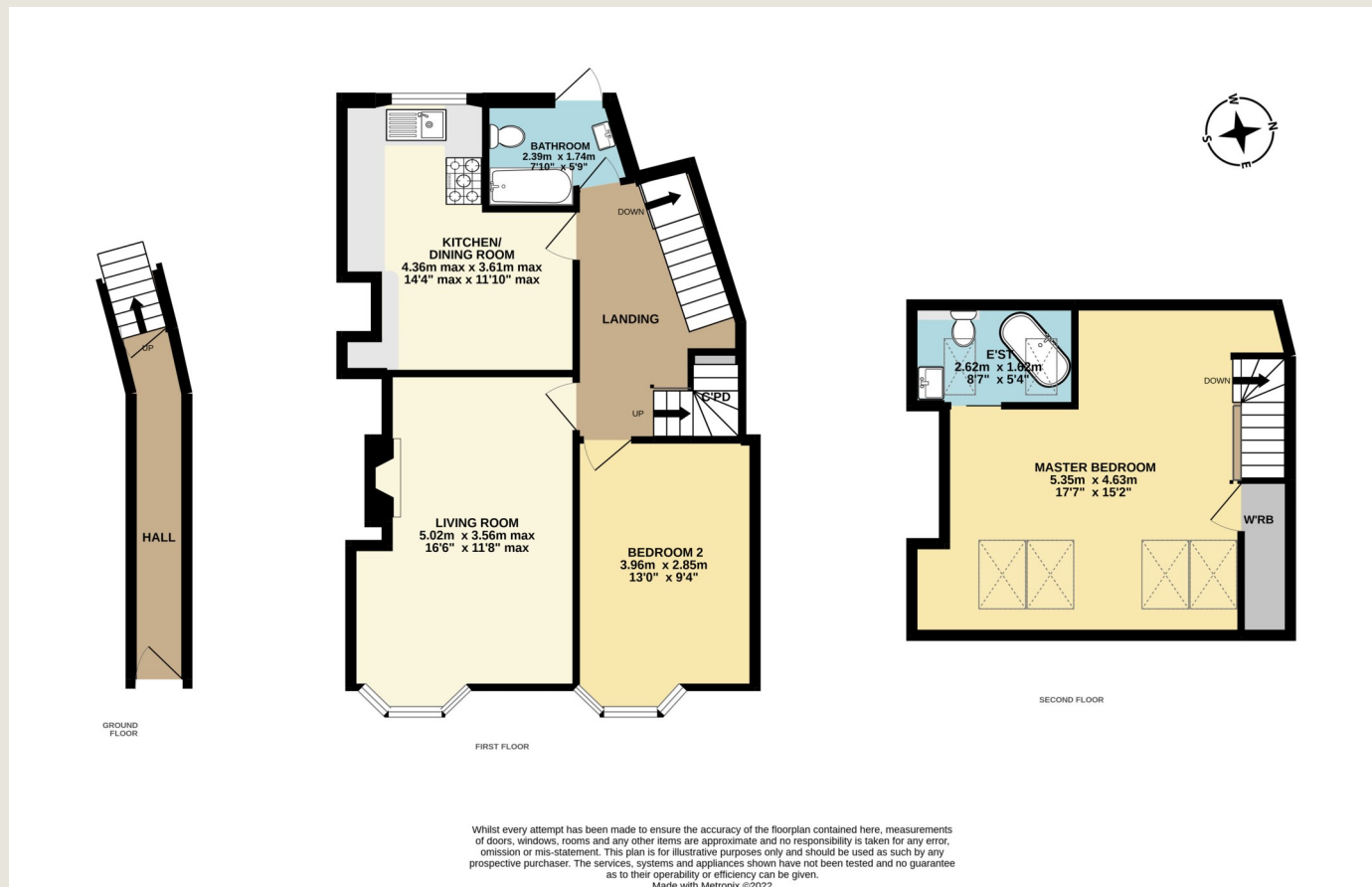
## DIRECTIONS

Leave Tavistock via the A390 heading towards Callington and Cornwall. Pass over the River Tamar at Newbridge and continue up the hill to the village of Gunnislake. At the first set of traffic lights turn sharp right into Commercial Street and the property can be found on the left-hand side.

**EPC RATING 63 Band D**

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\* PL19, PL20, EX20