




mansbridgebalment

GUNNISLAKE

£225,000



14 Bealswood Close, Gunnislake, PL18 9DE

SITUATION AND DESCRIPTION

Offered with no onward chain, A well presented 3 bedroom detached bungalow benefitting from generous gardens with outbuildings and lovely countryside views nicely situated in a quiet cul de sac position within a popular Cornish village within the Tamar Valley a designated area of outstanding natural beauty and in easy reach of the village centre and all its amenities and good transport links.

This lovely bungalow has been redecorated throughout and its light and airy accommodation briefly comprises: open fronted porch; entrance hall; kitchen; 22' dual aspect sitting/dining room; 3 bedrooms; bathroom; separate W.C; front and good sized westerly rear garden; brick paved driveway and long 20' attached garage. The property also benefits from gas fired central heating and Pvcu double glazing throughout.

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:

Open fronted porch with outside lighting with obscure glazed wooden front door leading into:

ENTRANCE HALL

L shaped with built-in linen cupboard with shelving; access to loft space; additional built-in storage cupboard with shelving housing a 'Baxi' wall mounted gas fired combination boiler; radiator.

KITCHEN

9' 0" x 8' 2" (2.74m x 2.49m)

Fitted with a range of matching wall and base cabinets with contrasting roll top worksurfaces with tiled splashbacks; inset stainless steel single sink unit with mixer tap and drainer; space for cooker; space and plumbing for automatic washing machine; space for upright fridge/freezer; service hatch to dining area; PVCu double glazed window to rear overlooking garden; PVCu double glazed door to rear providing access to gardens; radiator.

SITTING/DINING ROOM

22' 10" x 11' 9" (max)" (6.96m x 3.58m)

Light and airy dual aspect room with T.V. point; telephone point; PVCu double glazed window to front overlooking garden with lovely Tamar Valley views towards Chimney Rock; additional PVCu double glazed window to rear overlooking garden; 2 double radiators.

BEDROOM ONE

10' 11" x 10' 8" (3.33m x 3.25m)

PVCu double glazed window to front with lovely Tamar Valley views towards Chimney Rock; radiator.

BEDROOM TWO

11' 0" x 8' 0" (3.35m x 2.44m)

PVCu double glazed window to rear overlooking garden; radiator.





BEDROOM THREE

10' 8" x 6' 8" (3.25m x 2.03m)

PVCu double glazed window to front with Tamar Valley views; radiator.

BATHROOM

Part tiled and recently refitted with a white suite comprising panelled bath with 'Mira Jump' shower over with shower screen; inset wash hand basin with storage cabinet beneath; shaver point; extractor fan; obscure PVCu double glazed window to rear; double radiator.

SEPARATE W.C.

Fitted with a modern low level w.c; obscure PVCu double glazed window to rear.

OUTSIDE

The bungalow sits on a good sized plot with mature gardens which are a particular feature of the property. To the front double wrought iron vehicular gates open to a brick paved driveway providing vehicular off road parking and leads to the attached garage. A brick paved pathway leads to both sides of the bungalow providing access to the rear garden.

The front garden enjoys the far reaching Tamar Valley views towards Chimney Rock and is mainly laid to an expanse of lawn bordered by flowerbeds.

The good sized rear garden benefits from a westerly facing aspect enjoying the afternoon and evening sunshine and is completely enclosed by block walling and wooden panel fencing. There are two large expanses of lawn bordered by flower beds behind which is a paved patio area providing an ideal space for outside dining and enjoying the sunshine and views. Alongside the patio is a small ornamental pond with water feature and a good sized greenhouse measuring 12'0" x 8'0". To the rear of the garden are two further wooden outbuildings.

WORKSHOP

17' 9" x 9' 11" (5.41m x 3.02m)

Large workshop with power and lighting; 2 windows to front enjoying the aspect over the garden and lovely views; eaves storage.

STORAGE SHED

10' 0" x 6' 0" (3.05m x 1.83m)

Dual aspect with power and lighting; windows to front and side aspects.

Behind the workshop and shed is a further garden area which could be used for the growing of fruit and vegetables.

ATTACHED GARAGE

20' 9" x 8' 1" (6.32m x 2.46m)

Long garage fitted with a metal up-and-over garage door; power and lighting; shelving; PVCu double glazed window to rear overlooking garden; PVCu double glazed access door to rear garden.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.



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BETTER COVERAGE, WIDER CHOICE

MORE LOCAL OFFICES than any other Estate Agent in our AREA *

Ground Floor



DIRECTIONS

Leave Tavistock on the A390 heading towards Cornwall. Pass over New Bridge and continue up the hill to the traffic lights at Gunnislake. Pass through the traffic lights and turn left into Calstock Road, take the 2nd left into Kingswood Road and then right into Bealswood Road. Continue along and turn right into Bealswood Close where the property will be found on the right hand side as indicated by our 'For Sale' sign.



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