view property

Town • Country • Coast

Heron Road, Gunnislake

Offers In Excess Of £300,000

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Heron Road

Gunnislake

We are delighted to offer this beautifully presented home to the market within the Tamar Valley.
Boasting spacious and practical living accommodation throughout as well as great flexibility with the property's layout and uses, this spacious home is ready to move into and enjoy, suitable to a wealth of needs and serving as a brilliant family home.

Entering to the ground floor you are greeted with the main living space - an open plan living/ dining room with the kitchen trailing beyond to the rear, the true hub of the home. A cloakroom also sits to the front of the property on the ground floor. Taking the stairs up to the first floor, three bedrooms and a family bathroom can be found.

The master bedroom sits to the rear and possesses the stunning view over the Tamar valley towards Plymouth. This spacious double bedroom has ample space for furniture as well as a private en-suite shower room. Bedrooms three and four sit on this floor and are both double bedrooms, one currently serving as a home office space. These rooms face the front looking onto the nearby park and communal green.

The family bathroom is complete with wash hand basin, WC, bath and separate shower cubicle.
Downstairs to the lower ground floor level sits a further two bedrooms. Bedroom two has double doors to the garden and a jack and jill style ensuite shower room.
The potential fifth bedroom currently serves as a dressing room and has direct access to the gardens with double doors on to the patio. Lending itself brilliantly to a wealth of uses such as study or family room.

The garden is a mixture of both patio and lawned areas and sits directly south facing, with a convenient staircase to the side of the house offering external access up to the front driveway.
The property also boasts off street parking for one vehicle and a single garage.
There is also 5 years remaining on the NHBC warranty.

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Kitchen / Dining Room	19'82 x 7'77 (5.79m x 2.13m)
Living Room	22'46 x 11'01 (6.71m x 3.38m)
Downstairs WC	4'71 x 3'41 (1.22m x 0.91m)
Bedroom One	12'28 x 9'44 (3.66m x 2.74m)
En-Suite	7'20 x 3'93 (2.13m x 0.91m)
Bedroom Three	9'82 x 8'23 (2.74m x 2.44m)
Bedroom Four	9'74 x 8'55 (2.74m x 2.44m)
Family Bathroom	7'76 x 7'25 (2.13m x 2.13m)
Bedroom Two (Lower Ground Floor)	10'85 x 9'76 (3.05m x 2.74m)
En-Suite	9'68 x 3'85 (2.74m x 0.91m)
Family Room/Office Space	10'84 x 9'6 (3.05m x 2.90m)

EPC
84/B

Directions

Tenure
Freehold. Service charge £163.05 pa.

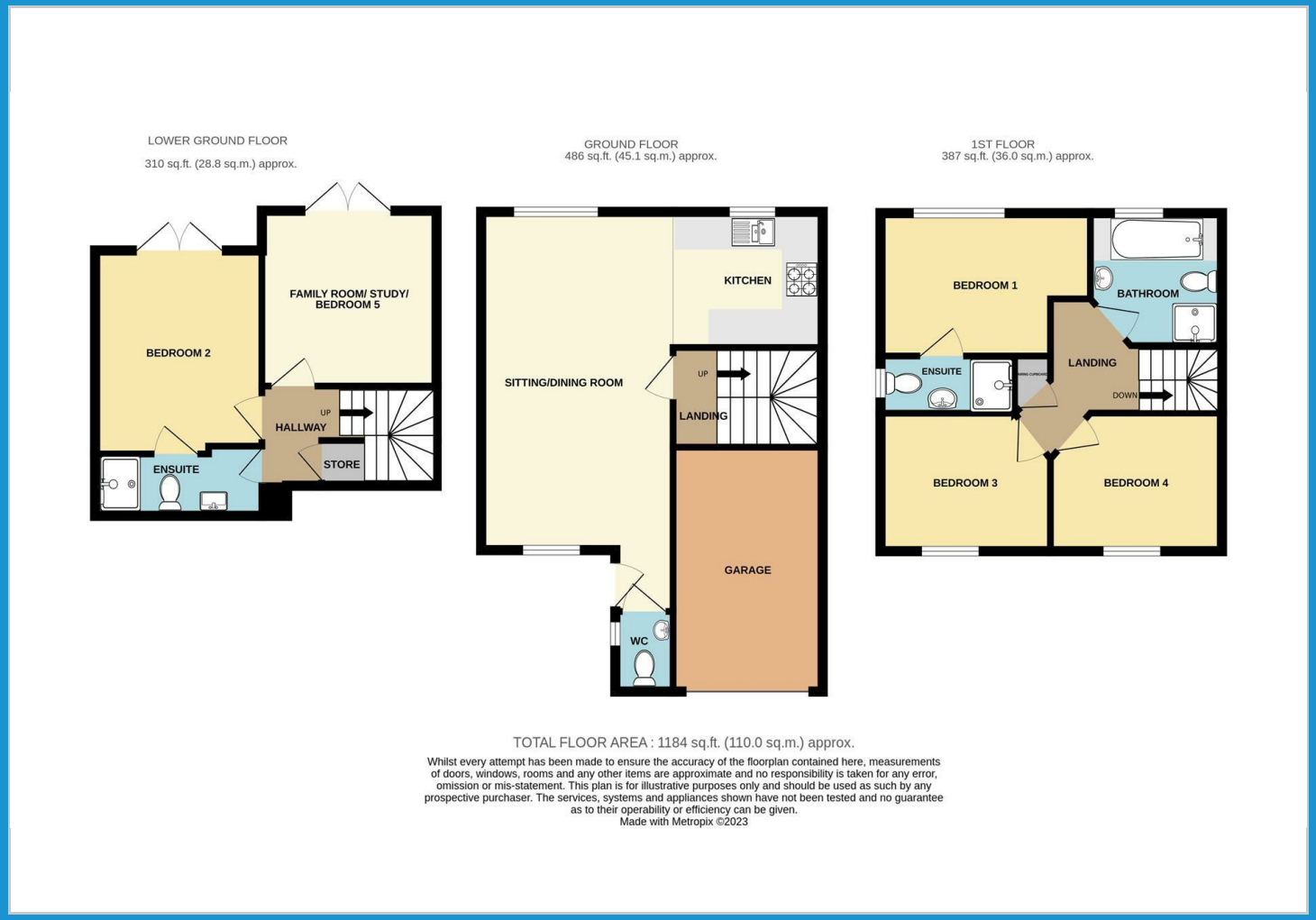
Services
Mains water, gas, electricity and drainage.

Council Tax Band
D

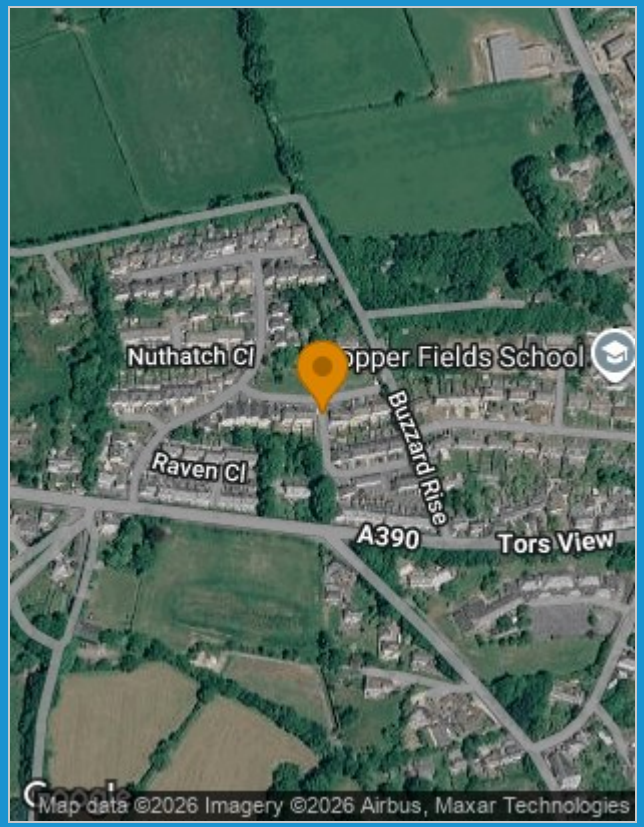
Directions
Coming from Tavistock, take the A390 heading towards Gunnislake. Proceed all the way through Gunnislake as if you were heading towards the train station. Carry on past the CO OP, the primary academy and proceed for a short distance until you come to a right hand turning for Buzzard Rise. Take this turning and travel along here for a few hundred yards until you come to another right hand turning for Heron Road.

Situation
St. Ann's Chapel is a village in the heart of the Tamar Valley and lies approximately 1 mile from the Cornwall and Devon border. In the village there is a convenience store with petrol station and take-away, primary school, two pre-schools and the train station with regular trains to and from the City of Plymouth.

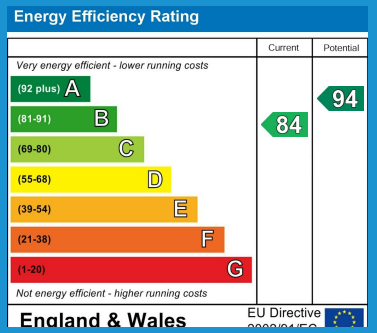
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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