mansbridgebalment

GUNNISLAKE OIEO £115,000

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Flat 2, Ebenezer Chapel, Gunnislake PL18 9NA

SITUATION AND DESCRIPTION

Offered with no onward chain, a two bedroom ground floor self-contained apartment with valuable allocated off road parking conveniently situated close to the centre of this popular Cornish village in the Tamar Valley, a designated Area of Outstanding Natural Beauty and within easy reach of the amenities and good transport links.

Gunnislake, which is part of the World Heritage Site, is situated alongside the River Tamar and close to moorland, 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 the thriving market town of Tavistock. There is a regular train service from Gunnislake to Plymouth city centre with its fast Inter City rail links to London, Bristol and the North as well as a good bus service to both Tavistock and Callington.

This architect designed self-contained apartment forms part of a former chapel converted in 2016 and benefits from a fitted kitchen set on a mezzanine overlooking and open plan to the sitting/dining room, two bedrooms and a shower room. The apartment would appeal to both private buyers and investors alike and early viewing is recommended.

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:

PVCu double glazed front door leads into:

ENTRANCE HALL

Laminate flooring; wooden doors into both bedrooms and:

SITTING/DINING ROOM

15' 3" x 14' 10" (4.65m x 4.52m) maximum
Triple aspect with television point; laminate flooring; PVCu double glazed windows to both front and side aspects; two further obscure PVCu double glazed windows to rear; wall mounted electric radiator; steps lead up to:

KITCHEN

12' 6" x 6' 7" (3.81m x 2.01m)
A mezzanine area overlooking the sitting/dining room. Fitted with a range of matching wall and base cabinets with granite effect worksurfaces with matching splashbacks; built-in Beko oven and grill with inset four ring electric hob above with stainless steel extractor hood over; space and plumbing for automatic washing machine; space for under counter fridge; recessed spotlighting; laminate flooring; obscure PVCu double glazed window to rear; door leads into:

SHOWER ROOM
10' 10" x 4' 1" (3.3m x 1.24m)
Fitted with a white suite comprising corner shower cubicle with Triton Enrich shower, low level WC, inset wash handbasin with storage cabinets beneath; recessed spotlighting; extractor fan; laminate flooring; electric heated towel rail.

BEDROOM ONE
12' 11" x 11' (3.94m x 3.35m)
Laminate flooring; two PVCu windows to side; wall mounted electric radiator.

BEDROOM TWO
10' 5" x 9' 2" (3.18m x 2.79m) plus recess 4' 3" x 2' 10" (1.3m x 0.86m)
Laminate flooring; obscure PVCu double glazed window to side; wall mounted electric radiator.

OUTSIDE:
The apartment benefits from valuable allocated parking for one vehicle.

TENURE	We understand that the lease is 999 years from January 2016. Ground Rent approximately £250 per annum and Annual Service Charges payable in August (last year charges were £761.27)
SERVICES	Mains electricity, mains water, mains drainage.
OUTGOINGS	We understand this property is in band 'A' for Council Tax purposes.
VIEWING	Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.
DIRECTIONS	Leave Tavistock via the A390 heading towards Gunnislake. Pass over New Bridge and continue up the hill to the traffic lights. Pass through the traffic lights and take the second turning on the right into Chapel Street. Proceed up the hill where the property will be found on the left-hand side as indicated by our 'For Sale' sign.

EPC RATING 76 BAND C

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* PL19, PL20, EX20