



Town • Country • Coast



Glendorgal Park
Drakewalls, Gunnislake

Guide Price £399,500



Glendorgal Park

Drakewalls, Gunnislake

Immaculately presented detached four bedroom family home, offering a stylish open plan living space. Two shower rooms, cloakroom and utility room, with garage and driveway parking, together with enclosed astro-turf rear gardens. Enjoying stunning views across countryside and the Tamar Valley. Located on this small select development in a sought after location.

With low energy in mind, having an array of privately owned solar panels and EV charger, together with mains gas fired accommodation, briefly comprising, welcoming entrance hall, cloakroom, open plan kitchen/living/dining room. The kitchen boasts ample high gloss wall and base units with electric oven and induction hob, integrated dishwasher and space for fridge/freezer. Spacious dining area with patio doors to rear and a good sized living room. Deep understairs storage cupboard.

A useful utility room houses the wall mounted mains gas fired boiler, together with space for white goods.

On the first floor, the landing gives access to four bedrooms, the master having built in wardrobes with sliding mirrored doors and a luxury en suite shower room with dual head rainfall mains shower. Bedroom two also has built in wardrobes with mirrored doors. The main shower room has an attractive black dual head rainfall mains shower over a full length walk in shower tray.

Outside, front garden with brick paved driveway providing off road parking, with an EV charging point. Garage with light and power connected, solar inverter and battery. To the rear of the house is an astro-turfed lawn for ease of maintenance, patio area, outside tap and light. Path to side giving access to the front. Enjoying a superb backdrop across countryside and Plymouth Sound in the distance.

Visitors parking is at the top of this quiet cul-de-sac.





Entrance Hall

Cloakroom

Open Plan Kitchen/Dining/Living Room
24'8" x 24'6" (7.53m x 7.48m)
'L' Shaped Room

Utility Room
9'0" x 5'6" (2.76m x 1.68m)

First Floor Landing

Bedroom 1
12'1" x 9'10" (3.69m x 3.00m)
Plus built-in wardrobes

En Suite Shower Room
8'9" x 2'11" (2.67m x 0.89m)
Under floor heating.

Bedroom 2
8'3" x 8'4" (2.54m x 2.55m)
Plus Wardrobes

Bedroom 3
10'1" x 8'9" (3.09m x 2.68m)

Bedroom 4
11'1" x 7'4" (3.38m x 2.26m)

Shower Room
6'10" x 5'2" (2.10m x 1.58m)
Underfloor heating

Garage
16'10" x 8'11" (5.14m x 2.73m)
Housing Inverter and Battery for Solar Panels

Services

Mains water, electricity, drainage and gas. Solar PV Panels with Battery storage. Fibre broadband to the house.

EPC
B83

Local Authority
Cornwall Council. Tax Band D.

Tenure
Freehold

Situation
Drakewalls 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 and the train station with regular trains to and from the City of Plymouth.

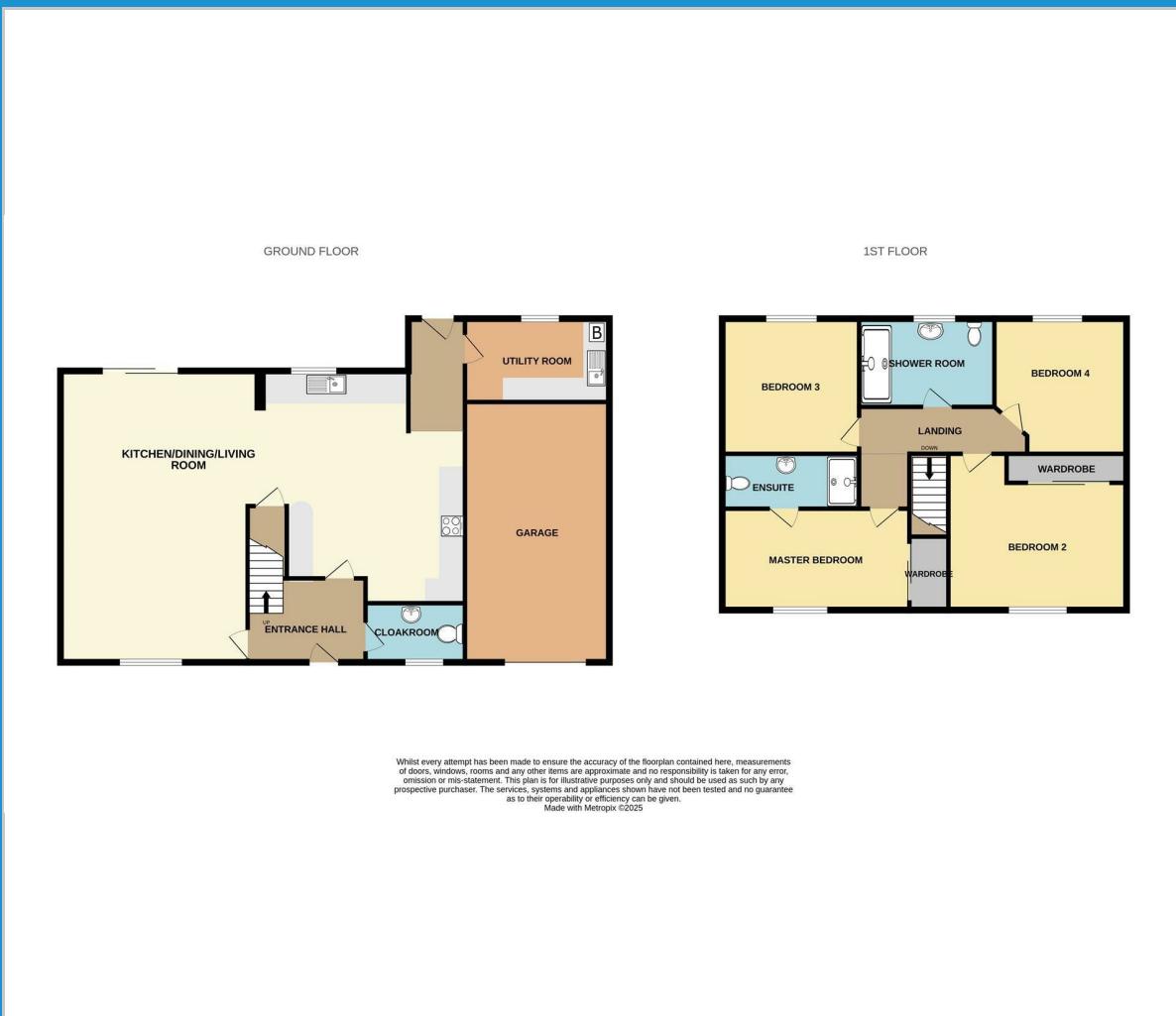
Directions
From Tavistock, continue on the A390 to Gunnislake, passing through the village and up the hill. Just before the Asda Express Fuel Station turn left then left again into Glendorgal Park. There is visitors parking at the top of the cul-de-sac and the property will be found a short distance along on the right hand side.

Total square footage
121 sqm

Agents Note
There is an annual management charge payable to Glendorgal Park Management Company Ltd of £148.00.



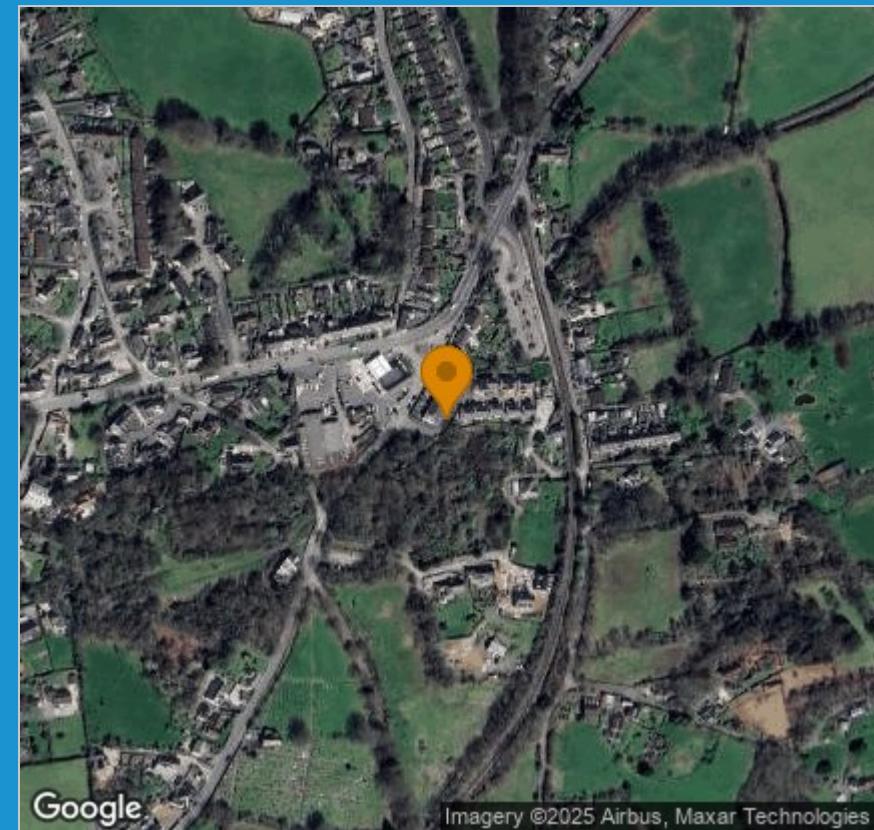
Floor Plan



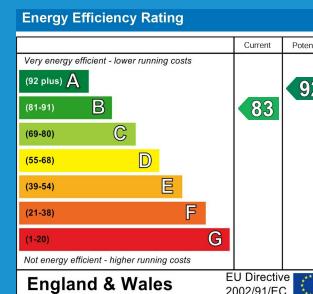
Viewing

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.

Area Map



Energy Efficiency Graph



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