



Town • Country • Coast



Gnaton Cottages  
Albaston, Gunnislake

Guide Price £160,000



## Gnatton Cottages

Albaston, Gunnislake

Ideal first home or an investment bolt hole. Tucked away in this sought after village and ripe for modernisation, is this terraced two bedroom cottage with generous sitting room and kitchen/diner, two first floor bedrooms and bathroom, together with good sized gardens only a few steps from the property.

Being mains gas fired centrally heated, the accommodation comprises an entrance porch, sitting room with fireplace, door into a kitchen/diner with understairs storage and a range of wall and base units, gas fired Rayburn, space for washing machine and wall mounted mains gas fired boiler. A door from the kitchen leads to a shared rear path which leads to the garden.

On the first floor are two bedrooms, both with built-in wardrobe and storage space, together with a bathroom, with WC, basin and a bath with shower over.

Approached from the road up a few steps and a shared path which leads to the front of the property, where there is a useful store shed. At the back of the kitchen, a shared rear path, with two other neighbours, leads up a few steps to a lawned garden with many mature shrubs and hedge boundaries.





**Entrance Porch**  
3'10" x 3'0" (1.18 x 0.92)

**Sitting Room**  
13'2" x 9'11" (4.02 x 3.03)

**Kitchen/Diner**  
13'4" max x 10'6" (4.08 max x 3.22)

**First Floor**

**Bedroom 1**  
12'4" x 9'11" (3.77 x 3.04)

**Bedroom 2**  
8'6" x 5'9" (2.60 x 1.77)

**Bathroom**  
6'6" x 5'0" (2.00 x 1.54)

**Services**

**Tenure**

**EPC**

**Council Tax Band**

**Situation**

**Directions**

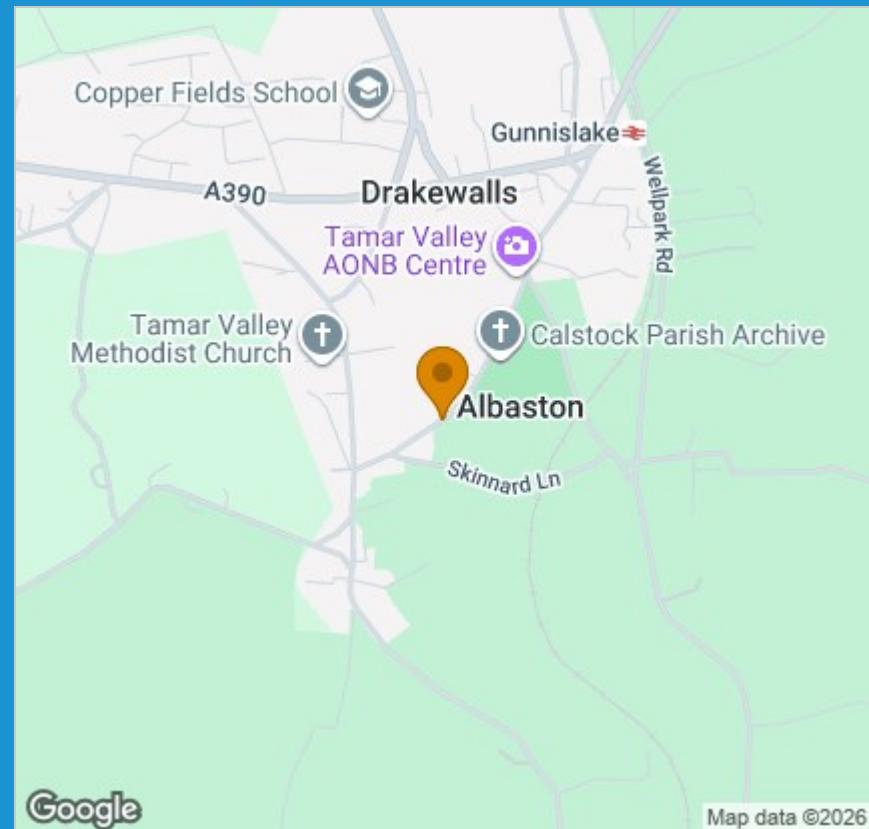
## Floor Plan



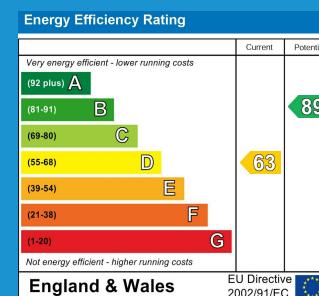
## Viewing

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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