



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

Genesis,  
Gunnislake,  
PL18 9JS



**Fixed Price - £275,000**



Changing Lifestyles

01822 600700



- Three Bedrooms
- Utility Area
- Off-Road Parking
- Outside Office Space
- Light And Bright Rooms
- New Kitchen Diner
- Garage / Workshop
- Large Garden
- Large Plot Size
- EPC - C



Nestled in the heart of Gunnislake, this beautifully presented three-bedroom detached home offers the perfect blend of modern comfort and practicality. Thoughtfully updated by the current owners, this stunning property is move-in ready, making it an ideal choice for families or those seeking a stylish and spacious retreat.

Inside, the home boasts a newly fitted kitchen (2022), featuring contemporary finishes and high-spec appliances, perfect for culinary enthusiasts. The new en-suite (2022) in the principal bedroom adds a touch of luxury, while the solid oak flooring throughout enhances the home's warm and inviting ambiance. For peace of mind, a new fuse board was installed with the kitchen upgrade, and the boiler (installed December 2021) comes with a warranty for added reassurance.

Externally, this property excels with ample vehicle parking—a rare and sought-after feature in the area—alongside a garage for additional storage. A standout feature is the timber garden home office, a versatile space ideal for remote workers or those needing a private retreat. With its immaculate presentation, high-quality updates, and practical outdoor space, this home truly is a fantastic opportunity for families or professionals alike. Don't miss out—schedule your viewing today!



# Changing Lifestyles

The village of Gunnislake features a selection of local shops including a Post Office, General Store, Doctor's Surgery, Café and public houses and a primary school.

There is a train station approximately a mile from the village with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community.

The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.



Please do not hesitate to contact  
the team at  
**Bond Oxborough Phillips**  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0 Building 1



## Mining & Ground Conditions

The property is located in an area with historic mining activity. No mine shafts have been identified beneath the property or driveway, and an independent engineering survey has confirmed no evidence of subsidence or ground movement. There are no signs of subsidence at the property or neighbouring homes.

While no documented mining activity has been recorded post-1850, as with many properties in the area there is a theoretical possibility of undocumented historic workings. The asking price reflects this potential but unproven risk, despite the absence of any current issues.

Further reports are available on request. Purchasers are advised to rely on their own surveys and searches.

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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