



Saltash
PL12 4TQ

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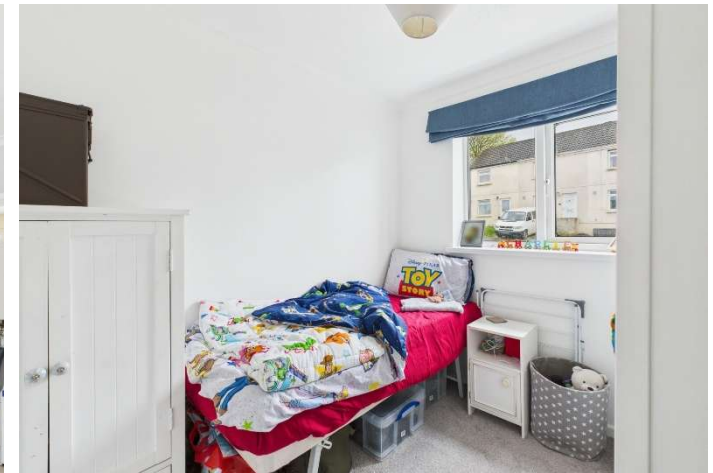


DAWSON **nott**
ESTATE AGENTS

Guide Price £190,000

Situation:- Located in a popular area of Saltash the gateway to Cornwall the property is close to amenities including primary schools, Saltash college, shop & bus service. The town provides a variety of further amenities and facilities and is a popular choice for commuters to Plymouth. **VIEW TODAY!**

- Modern Starter Home/Investment Property
- 2 Bedrooms
- Lounge
- Kitchen/Breakfast room
- Parking & Gardens
- Gas central heating and uPVC double glazing



The property is entered via the front entrance door which opens to the Lounge facing to the front with stairs rising to the first floor. The kitchen is fitted with a range of contrasting wall and base units and includes a built in oven and hob with extractor over. There is also a breakfast bar area and has access to the rear. On the first floor there is a Landing with access to the Bedrooms and Bathroom. Bedroom 1 is a double bedroom with a wardrobe enjoying a pleasant outlook to the front across to the Tamar bridge. Bedroom 2 is a single and is to the rear. The Bathroom has a low level WC, vanity wash hand basin and bath with a shower over.

The property would make an ideal FIRST TIME/INVESTMENT Purchase and benefits from gas central heating and uPVC double glazing.



OUTSIDE

The property is sited on a good sized corner plot the front being laid to lawn with steps leading up to the main entrance. There is a fenced enclosed garden which stretches to the side the rear and is mainly laid to lawn. There is a rear paved pathway and steps that lead up to the parking bay suitable for one vehicle.

Services:- Electric, gas, water and drainage.

Council Tax:- Band A





Floor 0



Landing

Floor 1

Approximate total area⁽¹⁾

503.53 ft²

46.78 m²

Reduced headroom

14.11 ft²

1.31 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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