



Saltash
PL12 4LD

Guide Price £170,000
Freehold



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Situation:- The property is ideally placed for easy reach of local amenities which include, Primary School, Shop, Church and Public House/ Restaurant together with the main routes for commuters. For further amenities Saltash offers a range of shopping, post office, bus & train services and leisure facilities. There are many recreational pursuits that can be enjoyed by all the family nearby.

Description:- The property is first entered via the front door which opens to the Hallway where stairs rise to the first floor. The light and spacious and light Lounge which faces to the front and there is an electric fire as the centre piece. The Kitchen/Dining room which is always a popular choice, is fitted with a range of high gloss wall and base units with work tops over and drawer space. There is under unit space and plumbing for a washing machine and space for an upright fridge freezer. Useful under stairs cupboard and space for table and chairs. Access to the rear garden and window facing to the rear.

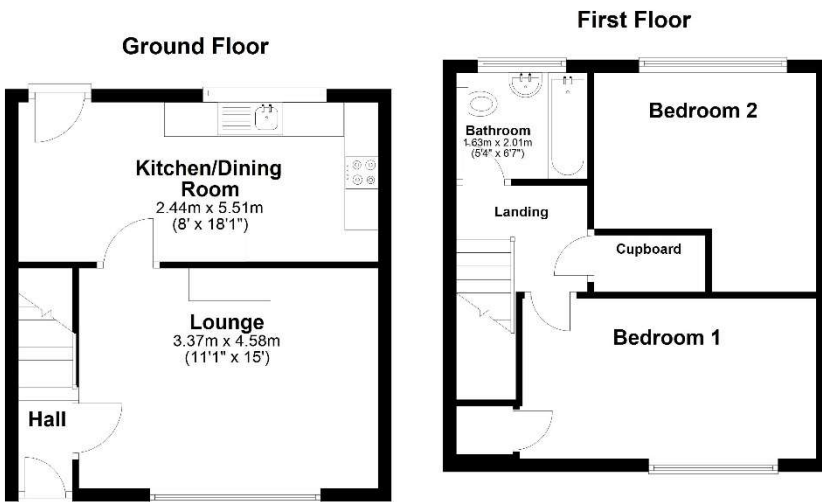
On the first floor the Landing gives access to the two Bedrooms and Bathroom. Bedroom One is a double Bedroom facing to the front and overlooks the green area. Bedroom two is a double Bedroom which overlooks the rear garden. The Bathroom completes the accommodation, faces to the rear and comprises of a Bath with shower over, wash hand basin and low level WC.

Outside:- To the front there is a pebble finished area and a pathway leads up to the front entrance. To the rear the garden is mainly laid to lawn and is enclosed with an access gate. Residents Parking is available to the rear on a first come first served basis.

The property benefits from gas central heating, uPVC double glazing and has the advantage of being sold with NO ONWARD CHAIN. It would make an ideal choice for a variety of buyers including first time buyers, both up/down sizers and investors. **VIEWING RECOMMENDED.**

Services:- Electric, Gas, Water and Drainage.

Council Tax:- According to Cornwall Council the band is B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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