



ESTATE AGENTS



24 Edgcumbe Road, Saltash, PL12 6NU

Asking Price £440,000

Nestled in the charming village of St. Dominick is this delightful detached house with stunning views of the local countryside and extending towards Kit Hill. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The two reception rooms provide ample opportunity for relaxation and entertaining, allowing you to create a warm and inviting atmosphere, modern fitted kitchen and utility room. The house features two bathrooms, ensuring that morning routines run smoothly for everyone in the household. The thoughtful layout maximises both space and functionality, making it a wonderful place to call home. Pleasant gardens to the front and rear, garage and brick paved driveway providing off road parking. The surrounding area boasts picturesque views and a sense of community, making it an attractive location for those looking to enjoy the tranquillity of village life. This home offers a wonderful opportunity to embrace a peaceful lifestyle in a beautiful setting. Do not miss the chance to view this charming residence. EPC = F (37). Freehold Property. Council Tax Band E

LOCATION



St Dominick is a quaint village in Cornwall surrounded by local countryside and fields. There are many recreational pursuits nearby including St Mellion Golf and leisure international resort, places of historical interest. The Tamar Valley is an designated area of outstanding natural beauty, Dartmoor and the coast are both within easy reach. The Cornish town of Callington lies approximately 4.5 miles away and offers a range of amenities such as shops, primary and secondary schooling, doctors, dentists, bank, sport clubs. The town of Saltash is some 8 miles distant and has a selection of shops in the main street, a choice of schools, supermarkets, bus routes and train station.

ENTRANCE

uPVC front door leading into the hallway.

HALLWAY



Doorways leading into the ground floor living rooms, storage cupboard, night storage heater, power points, stairs leading to the first floor.

LOUNGE 18'4 x 18'4 (5.59m x 5.59m)



Double glazed French style doors leading to the rear garden and uPVC double glazed window to the rear aspect with a pleasant outlook overlooking the rear garden and extending towards the local countryside and beyond towards Kit Hill, various power points, wall mounted night storage heater, feature fireplace. Archway leading into the dining room.



DINING ROOM 10'6 x 8'10 (3.20m x 2.69m)



uPVC double glazed window to the side aspect, wall mounted night storage heater, power points, archway leading into the kitchen.

KITCHEN 10'6 x 9'5 (3.20m x 2.87m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink units with mixer tap, tiled splashbacks, built in eye level electric oven, built in microwave, electric hob with extractor hood above, integrated fridge/freezer, various power points, double glazed window to the side and rear aspect with pleasant views of the local countryside, uPVC door leading to the rear garden.



BEDROOM 2 12'5 x 9'3 (3.78m x 2.82m)



uPVC double glazed window to the front aspect, power points, wall mounted night storage heater.

BEDROOM 3 10'3 x 9'10 (3.12m x 3.00m)



Double glazed window to the front aspect, wall mounted night storage heater, power points, built in wardrobe.

SHOWER ROOM



Shower cubicle with shower, wash hand basin, low level w.c., double glazed obscure glass window to the side aspect.

UTILITY ROOM

Single drainer sink unit with mixer tap and cupboard beneath, space and plumbing for washing machine, power points, wall mounted storage cupboards, window to the side aspect.

STAIRS

Leading to the first floor.

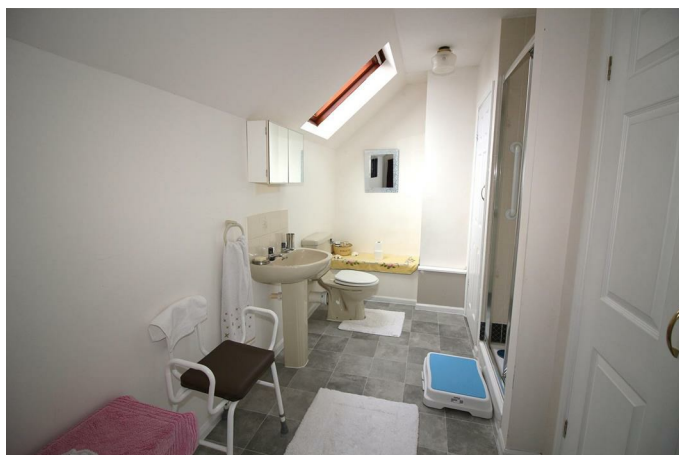
BEDROOM 1 19'10 x 18'5 at max points (6.05m x 5.61m at max points)



This is an L shaped room with measurements taken at widest point. uPVC double glazed window to the rear aspect with stunning panoramic views of the local countryside and beyond to Kit Hill, wall mounted night storage heater, power points, doorway leading into the en-suite.



EN-SUITE



Shower cubicle with shower, low level w.c., pedestal wash hand basin, airing cupboard which houses the hot water cylinder and shelving, velux window, wall mounted heater, built in wardrobe with hanging space and shelving.

FRONT GARDEN



The front garden is mainly laid to lawn with a selection of flowers and plants.

REAR GARDEN



Enclosed level rear garden with a selection of mature plants, flowers and shrubs, far reaching views of the local countryside and fields.





GARAGE 18'8 x 6'00 (5.69m x 1.83m)

Metal up and over door.

DRIVEWAY

Brick paved driveway providing off road parking.

SERVICES

Mains Electric.

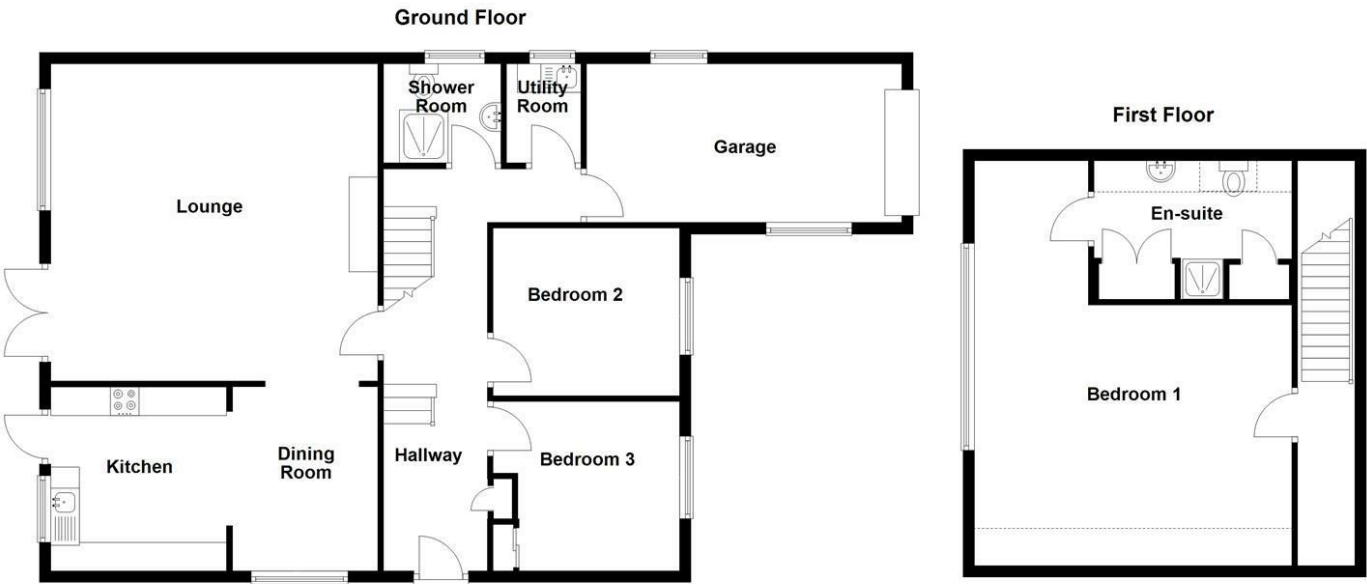
Water & Sewerage is supplied by Southwest Water.

The property also benefits from good mobile phone coverage and a good speed internet service.

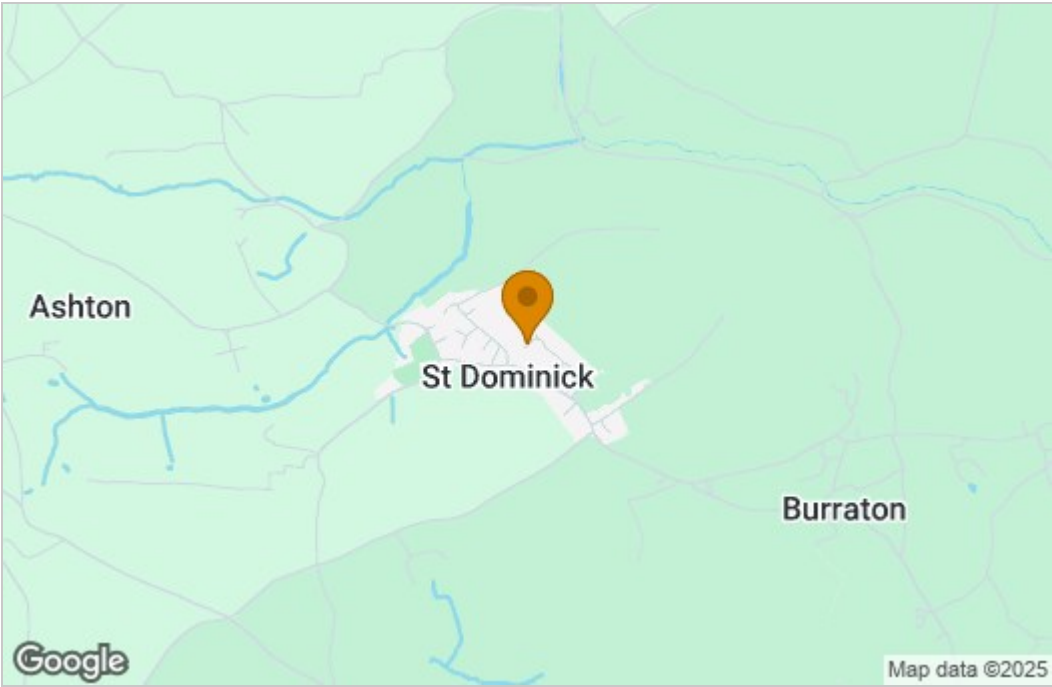
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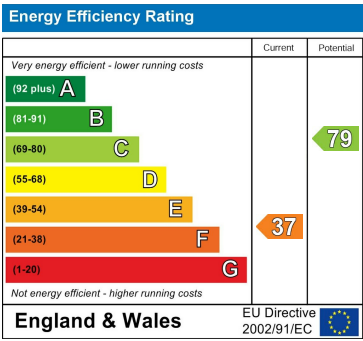
Floor Plan



Area Map



Energy Efficiency Graph



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