



ESTATE AGENTS



29 Rogers Drive, Saltash, PL12 6JP

£130,000

Welcome to this charming ground floor apartment located on Rogers Drive in the popular Cornish town of Saltash.

This modern property offers a comfortable living space with lounge, kitchen, two bedrooms and bathroom. Situated in a cul-de-sac location, this apartment provides easy access to local amenities and transport links. The property also has an allocated parking space for one vehicle. This apartment presents a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Don't miss out on the chance to make this property your new home in Saltash. Contact us today to arrange a viewing and discover the potential this property holds for you.

EPC = D (61). Leasehold property with 975 years remaining, service charge for 2026 £1712.16 per annum, ground rent is £80.00 per annum. Council Tax Band A

LOCATION



Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

COMMUNAL ENTRANCE



Communal front door with intercom entry system, leading into the communal hallway.

COMMUNAL HALLWAY



Communal hallway with wall mounted post boxes, wall lights, doorway leading into the ground floor apartment.

HALLWAY



Doorways leading into the living accommodation, wall mounted electric heater, storage cupboard housing the hot water cylinder, wall mounted entry phone system, coat hanging space.

LOUNGE 14'8 x 11'10 (4.47m x 3.61m)



Double glazed window to the front aspect, wall mounted electric heater, various power points, feature fireplace with inset electric fire.



KITCHEN 9'10 x 6'4 (3.00m x 1.93m)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space for fridge/freezer, space and plumbing for washing machine, built in electric oven with electric hob and extractor hood above, double glazed window to the rear aspect, various power points.

BEDROOM 1 10'10 x 10'4 (3.30m x 3.15m)



Double glazed window to the front aspect, wall mounted electric heater, various power points.

BEDROOM 2 10'0" x 9'6" at max narrowing to 6'9" (3.05m x 2.90m at max narrowing to 2.06m)



Please note this is an L shaped room. Double glazed window to the side aspect, wall mounted electric heater, power points.

BATHROOM



Matching bathroom suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level w.c., part tiled walls, extractor fan, double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a pathway leading to the front door.

PARKING



Allocated parking space located in a communal car park.

SERVICES

The property benefits from, mains electric and mains water and sewerage.

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

Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

LEASEHOLD INFORMATION

Lease 1st January 2001 999 years from new with 975 years remaining.

GROUND RENT AND SERVICE CHARGE

Ground rent is £80.00 per annum. Service charge 2026 £1712.16

LEASE INFORMATION

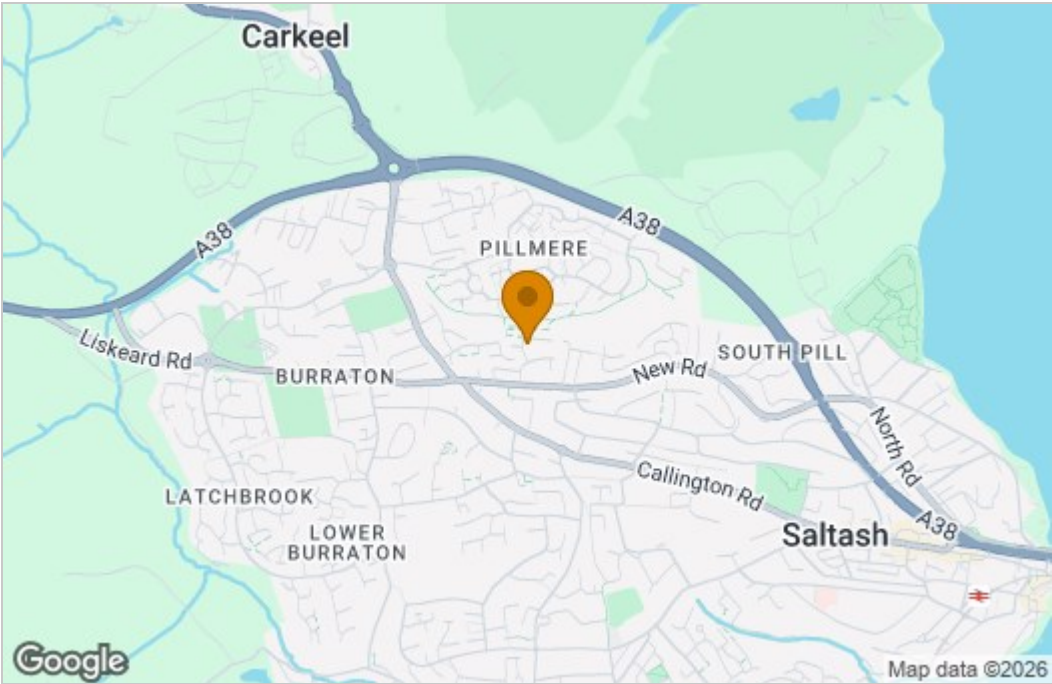
The lease states no pets unless you obtain written consent from the management company.

Floor Plan

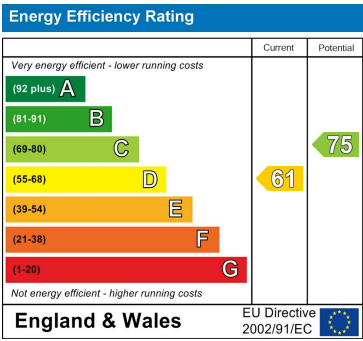


Total area: approx. 119.3 sq. feet

Area Map



Energy Efficiency Graph



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