



ESTATE AGENTS



30 Summerfields, Saltash, PL12 4AB

Asking Price £175,000

For sale with no onward chain. Located in the popular Cornish town of Saltash is this mid terraced house. The accommodation briefly comprises entrance porch leading into hallway, lounge, kitchen/diner, three bedrooms, bathroom and separate w.c., front and rear gardens. Other benefits include double glazing and gas central heating. This terraced house is a wonderful canvas for those looking to create their dream home. The property is sure to attract interest from a variety of buyers. Do not miss the chance to view this property and envision the possibilities it holds for you and your family. EPC = D (68) .

Council Tax Band B. Freehold

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.

ENTRANCE

uPVC front door leading into the entrance porch.

ENTRANCE PORCH

Double glazed window to the front aspect, doorway leading into the hallway.

HALLWAY

Stairs leading to the first floor, radiator, doorway leading into the lounge.

LOUNGE 11'7 x 11'4 (3.53m x 3.45m)



Double glazed window to the front aspect, power points, doorway leading into the kitchen/diner.

KITCHEN/DINER 17'7 x 8'4 (5.36m x 2.54m)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, space and plumbing for washing machine, built in electric oven

with gas hob and extractor hood above, various power points, double glazed window to the rear aspect. In the dining area there is space for dining room table, radiator, double glazed patio doors leading to the rear garden.



STAIRS

Leading to the first floor.

LANDING

Doorways leading into the first floor living accommodation.

BEDROOM 1 13'2 x 8'6 (4.01m x 2.59m)



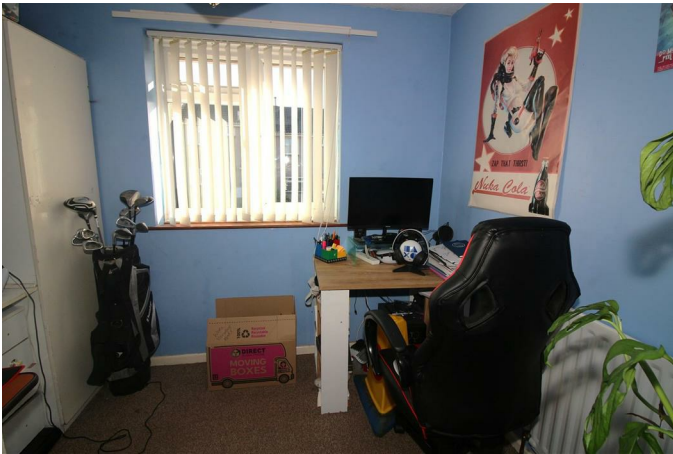
Double glazed window to the rear aspect, radiator, power points.

BEDROOM 2 10'4 x 7'11 (3.15m x 2.41m)



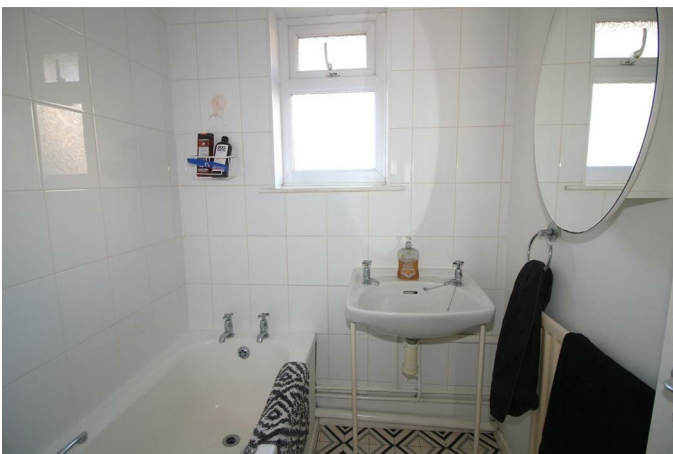
Double glazed window to the front aspect, radiator, power points.

BEDROOM 3 9'00 x 7'6 (2.74m x 2.29m)



Double glazed window to the front aspect, radiator, power points.

BATHROOM



Matching bathroom suite comprising panelled bath with electric shower above, wash hand basin, radiator, part tiled walls, obscure glass double glazed window to the rear aspect.

W.C.



Low level w.c., obscure glass double glazed window to the rear aspect.

GARDENS



To the front of the property the garden is laid to lawn with steps leading down to the front door. The rear garden is accessed via patio doors from the dining room, brick built storage shed, patio area providing an ideal spot for entertaining or alfresco dining, various plants and shrubs.

SERVICES

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

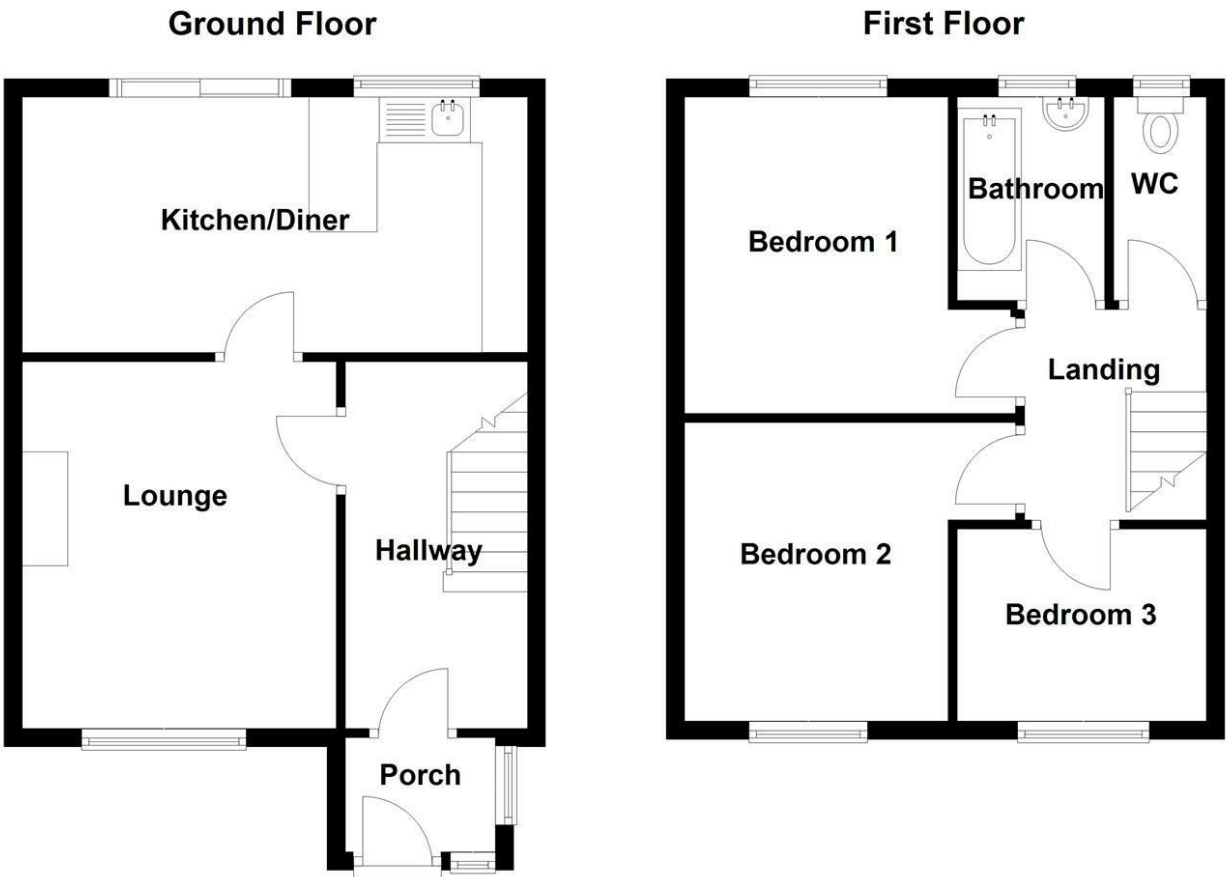
The property also benefits from good mobile phone coverage and a good speed internet service.

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

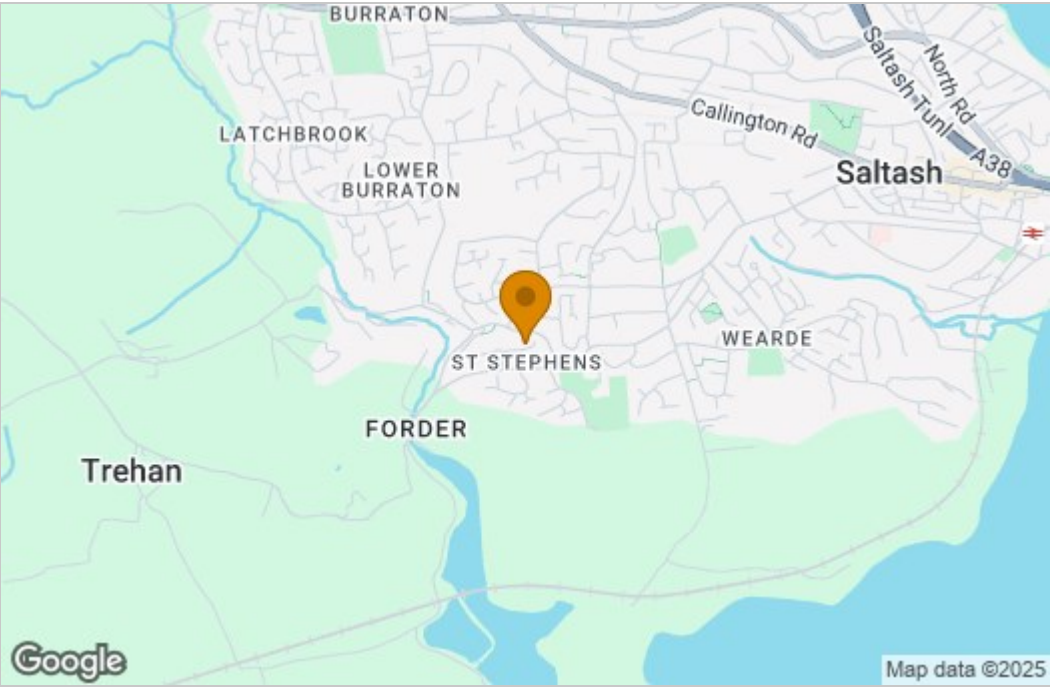
<https://labs.thinkbroadband.com/local/index.php>

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

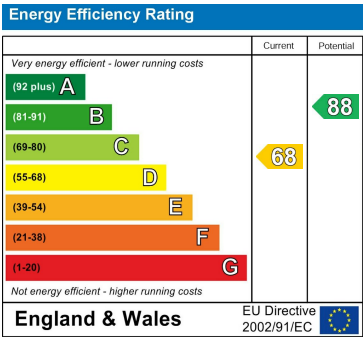
Floor Plan



Area Map



Energy Efficiency Graph



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