



ESTATE AGENTS



## 6 Chapel Road, Saltash, PL12 4TR

**Asking Price £265,000**

Welcome to Chapel Road, Saltash - a charming property that is sure to capture your heart! This semi-detached house boasts a delightful location in the popular Latchbrook area, offering a peaceful and welcoming environment for you to call home. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family and friends, modern kitchen/diner, utility room, with three bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The property also features a shower room, ensuring convenience and comfort for all residents. One of the standout features of this property is the garage and parking space available, making it easy for you and your guests to park without any hassle. Additionally, the double glazing and gas central heating provide a warm and energy-efficient living space throughout the year. With no onward chain, the process of making this house your home is made even smoother. Don't miss out on the chance to own this wonderful property in Chapel Road - book a viewing today and start envisioning the life you could create in this inviting and comfortable abode. EPC = C (72) Freehold. Council Tax Band C



## LOCATION

The property is situated in an enviable location within a cul-de-sac in the much sought after area of Latchbrook, Saltash. 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 double glazed front door with pattern glass insert leading into the hallway.

## HALLWAY

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

## LOUNGE 14'10" x 11'5" (4.52 x 3.48)



uPVC double glazed window to the front aspect, various power points, radiator, dado rail, coved ceiling, doorway leading into the kitchen/diner.

## KITCHEN/DINER 14'9" x 10'11" (4.5 x 3.33)



## KITCHEN AREA



Modern matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splash backs, space and plumbing for washing machine, built in microwave, built in electric oven, wall mounted combi boiler supplying the hot water and central heating system, various power points, uPVC double glazed window to the rear aspect, tiled flooring, opening leading into the dining area.

## DINING AREA



The dining area has a uPVC double glazed window to the rear aspect, power point, two radiators, uPVC double glazed door leading to the rear garden, doorway leading into the utility room.

## UTILITY ROOM 8'6" x 6'8" (2.59 x 2.03)

uPVC double glazed window to the rear aspect, doorway leading into the garage, power points, uPVC double glazed door leading to the rear garden.

## STAIRS

Stairs leading to the first floor landing.

## LANDING

Doorways leading into the first floor living accommodation, loft hatch, linen cupboard with wooden shelving.



### **BEDROOM 1 14'0" x 7'9" (4.27 x 2.36)**



uPVC double glazed window to the front aspect, power points, dado rail, coved ceiling, radiator, built in wardrobe and dressing table with draws beneath.

### **BEDROOM 2 11'4" x 8'0" (3.45 x 2.44)**



uPVC double glazed window to the rear aspect, power points, radiator.

### **BEDROOM 3 9'2" x 6'8" (2.79 x 2.03)**



uPVC double glazed window to the front aspect, radiator.

### **SHOWER ROOM**



Modern matching white suite comprising shower cubicle with shower attachment, low level w.c., vanity unit with inset sink and cupboards beneath, radiator, tiled walls, obscure glass double glazed window to the rear aspect.

### **OUTSIDE**

To the front of the property there is a driveway leading to the garage. The front garden is low maintenance with paved area leading to the front door.

### **REAR GARDEN**



Enclosed level rear garden with part wooden fence and natural bush surround, there is a decked area providing an ideal spot for entertaining, paved patio area, raised flower beds, outside water tap and outside light.

### **GARAGE 9'7" x 8'8" (2.92 x 2.64)**

The garage has been made smaller to create a utility room at the rear but there is still ample room for storage.

### **SERVICES**

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

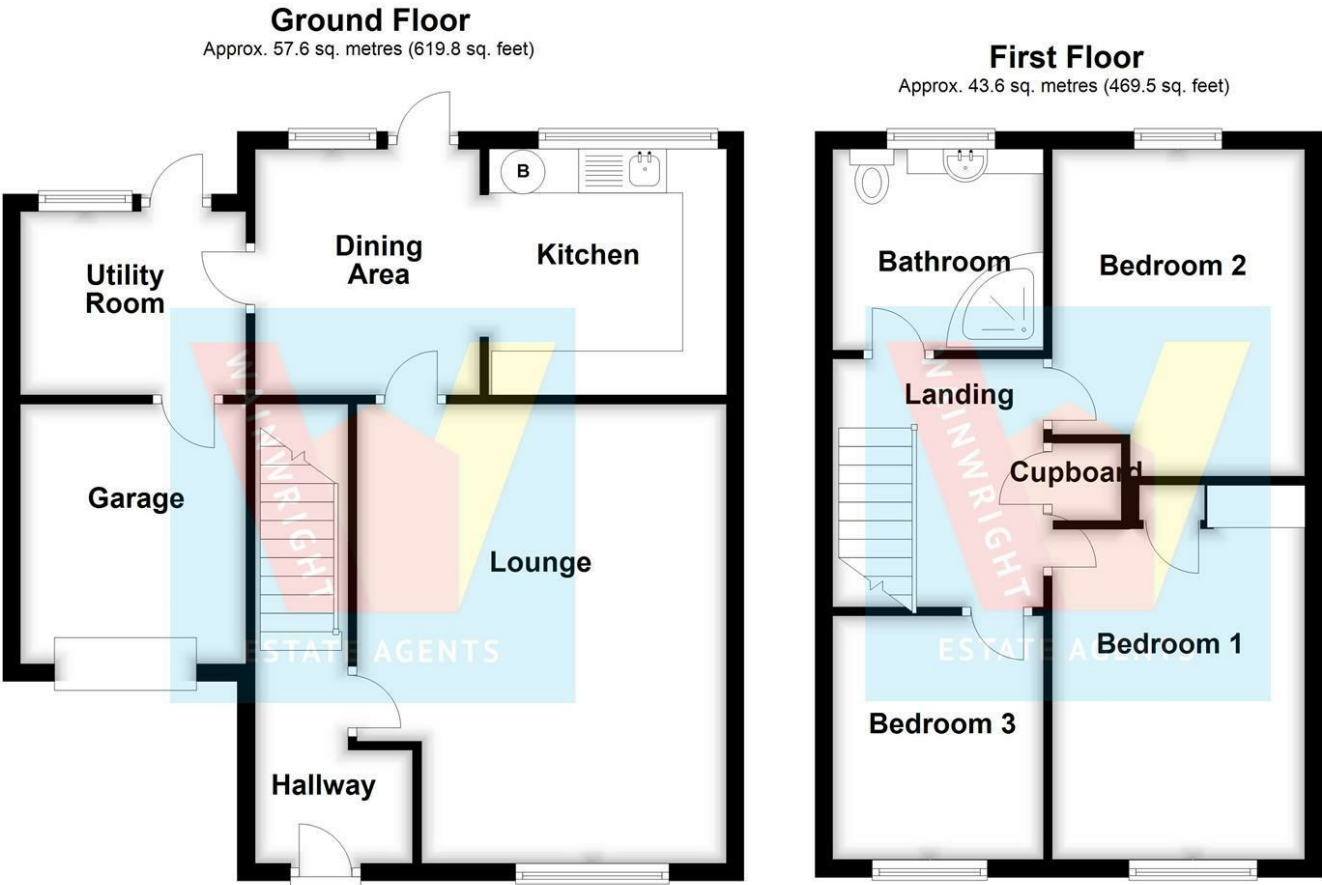
The property also benefits from good mobile phone coverage and a good speed internet service.

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

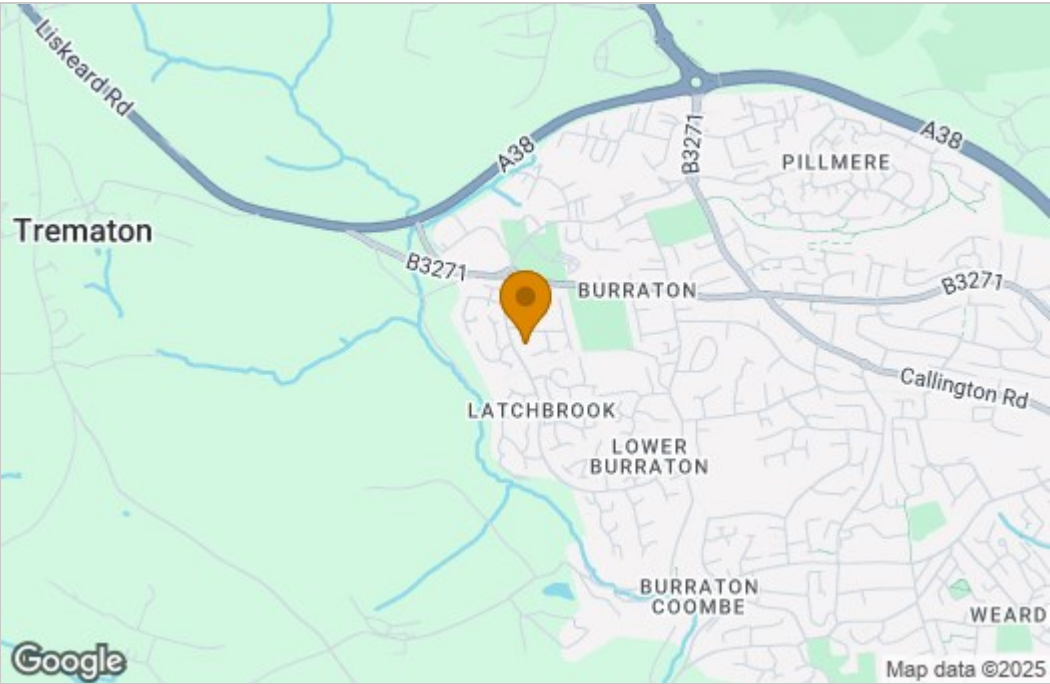
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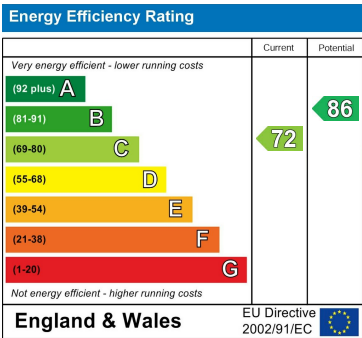
Floor Plan



Area Map



Energy Efficiency Graph



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