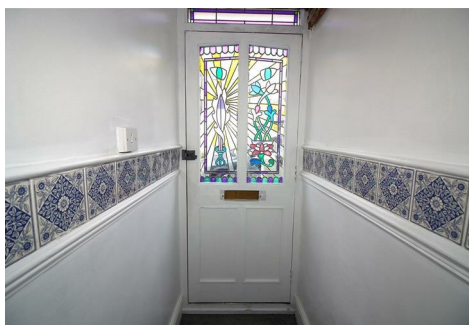




ESTATE AGENTS



7 Tavy Road, Saltash, PL12 6DE

Asking Price £200,000

For sale with NO ONWARD CHAIN. Located in the popular Cornish town of Saltash is this mid terraced house. The accommodation briefly comprises lounge, separate dining room which leads into the kitchen, bathroom on the ground floor with three bedrooms on the first floor. Other benefits include double glazing and gas central heating. One of the standout features of this property is the absence of an onward chain, allowing for a smoother and more efficient purchasing process. Situated within walking distance to Saltash town centre, residents will enjoy easy access to a variety of local amenities, including shops, schools, and recreational facilities. The vibrant community atmosphere and picturesque surroundings make this location highly desirable. In summary, this terraced house on Tavy Road is a fantastic opportunity for anyone looking to establish themselves in Saltash. With its generous living space, convenient location, and the benefit of no onward chain, this property is not to be missed. We invite you to come and explore the potential of this house. EPC = D (60). Council Tax Band B. Freehold

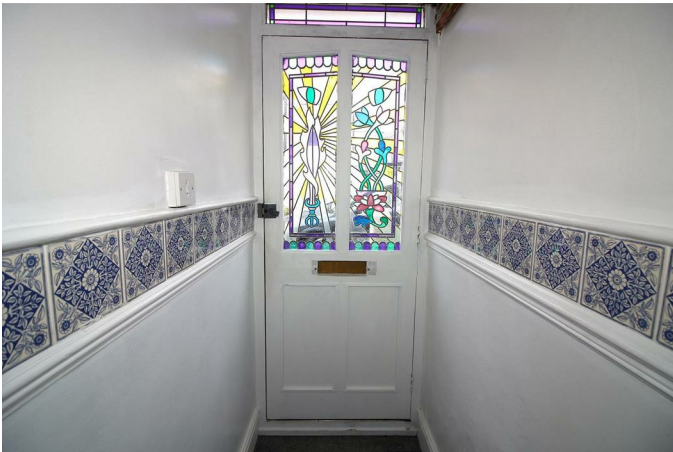
LOCATION

The property is located within walking distance to Saltash town centre. 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

Front door leading into the entrance vestibule.

ENTRANCE VESTIBULE



Feature tiling to the walls, dado rail, doorway leading into the hallway.

HALLWAY



Stairs leading to the first floor, radiator, doorways leading into the downstairs living accommodation.

LOUNGE 13'01 into bay window x 11'00 (3.99m into bay window x 3.35m)



Double glazed bay window to the front aspect with built in seating area, radiator, power points, feature fireplace, picture rail.

DINING ROOM 13'01 x 12'3 (3.99m x 3.73m)



uPVC double glazed doors leading to the rear courtyard garden, radiator, power points, storage cupboards, the dining room leads into the kitchen.

KITCHEN 13'5 x 8'4 (4.09m x 2.54m)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in electric oven with gas hob and

extractor hood above, space and plumbing for washing machine, various power points, pantry with shelving, double glazed window to the side aspect.

BATHROOM



Bathroom suite comprising panelled bath with shower above, low level w.c., vanity unit with inset wash hand basin and storage beneath, heated towel rail, double glazed windows to the side and rear aspect, wall mounted boiler which supplies the hot water and central heating system.

STAIRS

Leading to a half landing with double glazed window to the rear aspect, further stairs leading to the main landing.

LANDING

Doorways leading into the first floor living accommodation.

BEDROOM 13'01 x 9'4 (3.99m x 2.84m)



Double glazed window to the rear aspect, radiator, power point, feature decorative fireplace, built in storage cupboard.

BEDROOM 11'01 x 9'10 (3.38m x 3.00m)



Double glazed sash window to the front aspect, radiator, power points, two built in storage cupboards with hanging space and shelving.

BEDROOM 8'7 x 5'2 (2.62m x 1.57m)

Double glazed sash window to the front aspect, radiator, power point.

STAIRS

Accessed via doorway on the landing with stairs leading to the loft.

LOFT 14'9 x 15'10 into eaves (4.50m x 4.83m into eaves)



Velux windows to the front and rear aspect, radiator, power point, storage in the eaves.

OUTSIDE

To the front of the property there is a small garden with pathway leading to the front door. The rear garden is accessed from the dining room by glazed doors or via the rear service lane. The garden is low maintenance with a wall and trellis surrounding the garden making it enclosed and private, raised flower beds with various plants and shrubs, patio area providing an ideal spot for entertaining or alfresco dining.

SERVICES

The property benefits from mains gas, mains

electric and mains water and sewerage.

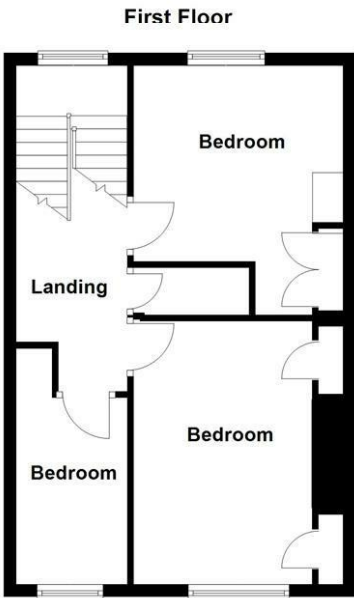
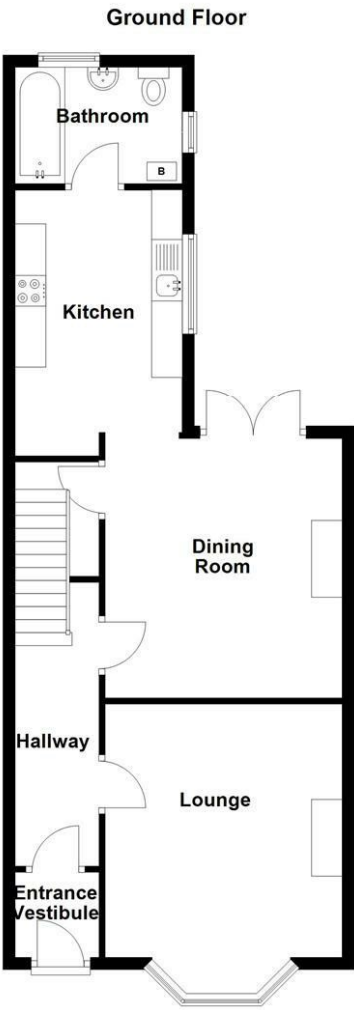
The property also benefits from good mobile phone coverage and a good speed internet service.

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

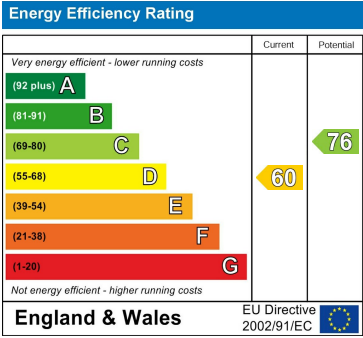
Floor Plan



Area Map



Energy Efficiency Graph



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