WAINWRIGHT

ESTATE AGENTS

18 Dymond Court, Saltash, PL12 4DH

Asking Price £300,000

For sale with NO ONWARD CAHIN. Welcome to this exquisite apartment located in the desirable Dymond Court complex, Saltash. This splendid property boasts two well-proportioned bedrooms, including a master suite complete with an en-suite shower room. The apartment features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere with stunning views of The River Tamar, fitted kitchen and modern family bathroom. One of the standout features of this home is the stunning views of the River Tamar, which can be enjoyed from not one, but two private balconies. These outdoor spaces provide the perfect setting for relaxation or entertaining, allowing you to soak in the picturesque surroundings. The apartment is situated within a secure gated complex, offering peace of mind and a sense of community. Additionally, it is conveniently located close to Saltash town centre, providing easy access to local amenities, shops, and transport links. For those with a vehicle, the property includes parking in a covered car port for one car. This apartment is an ideal choice for anyone seeking a blend of comfort, style, and breathtaking views in a relaxing location. Don’t miss the opportunity to make this stunning property your new home. EPC = C (75). Leasehold Property with 971 years remaining. Council Tax Band C. Service charge and ground rent £2100.00 per annum.

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 video entry phone system leading into the communal hallway.

COMMUNAL HALLWAY

Doorway leading into an inner hallway with entrance door leading into the apartment.

APARTMENT ENTRANCE DOOR

Leading into the hallway.

HALLWAY

Doorways leading into the living accommodation, radiator, wall mounted video entry phone system, two storage cupboards, downlighting, smoke alarm, wooden flooring.

LOUNGE 15'10 x 12'10 (4.83m x 3.91m)

Light and airy lounge with two double glazed windows to the front aspect with stunning views of The River Tamar, local countryside and Plymouth Sound, double glazed French style doors leading to a private patio/balcony area with views, radiator, various power points, wooden flooring, further doorway leading to the balcony with stunning views of The River Tamar, local countryside and Plymouth Sound.

BALCONY

Stunning views of The River Tamar, local countryside and Plymouth Sound.

KITCHEN 12'00 x 8'00 (3.66m x 2.44m)

Matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in fridge/freezer, built in electric oven with gas hob and extractor hood above, built in washing machine, window to the side aspect, various power points, radiator, downlighting.

BEDROOM 1 11'10 x 10'00 (3.61m x 3.05m)

Double glazed window to the rear aspect, radiator, various power points, double glazed French style doors leading to the patio/balcony, built in fitted wardrobes.

EN-SUITE

Matching white suite comprising shower cubicle with shower and glass door, low level w.c., pedestal wash hand basin, obscure glass double glazed window to the rear aspect, heated towel rail, tiled walls, extractor fan, downlighting.

BEDROOM 2

Double glazed window to the front aspect with stunning viewings of The River Tamar, countryside and Plymouth Sound, radiator, power points, wooden flooring.

BATHROOM

Matching white bathroom suite comprising panelled bath, low level w.c., pedestal wash hand basin, extractor fan, heated towel rail, tiled walls.

BALCONY/PATIO AREA

The balcony/patio area can be accessed from the master bedrooms and the lounge, stunning views of The River Tamar, countryside and Plymouth Sound, wall light, ample room for seating providing an ideal spot for entertaining of alfresco dining, pathway at the side which leads to a wooden gate providing access to the road.

COMMUNAL GARDENS

Well maintained communal gardens which can be used by the residence, selection of mature plants and flowers, lawned areas.

PARKING

The apartment has a covered allocated parking space within a car port located as the side of the property.

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 Interned provider speeds top the property location

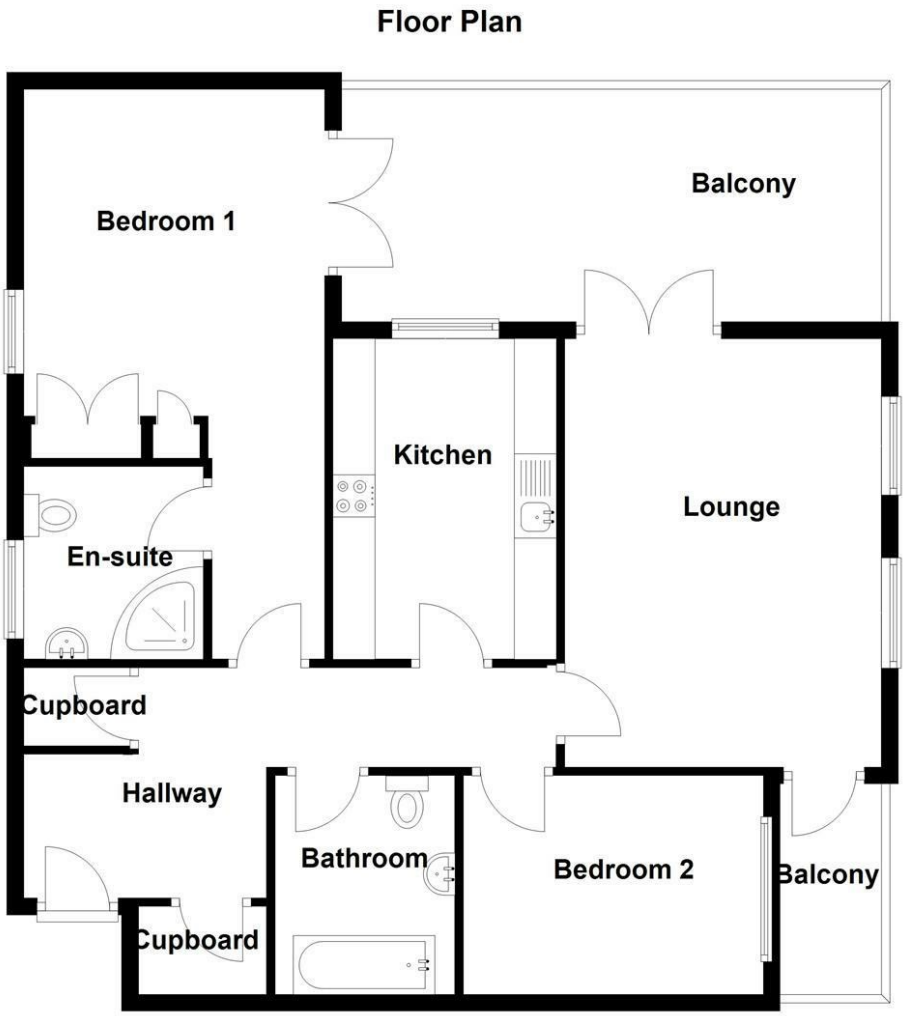
https://labs.thinkbroadband.com/local/index.php

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

LEASEHOLD INFORMATION

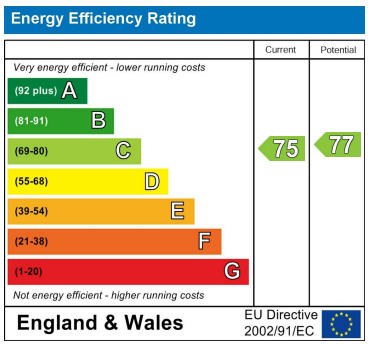
The ground rent and service charge are £2100.00 per annum. 999 years lease from new with 971 years remaining

Floor Plan



Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

61 Fore Street, Saltash, Cornwall, PL12 6AF
Tel: 01752 849689 Email: sales@wainwrightestateagents.co.uk https://www.wainwrightestateagents.co.uk