WAINWRIGHT
ESTATE AGENTS









802 Wolseley Road, Plymouth, PL5 1JP

Offers In The Region Of £260,000

For sale with NO ONWARD CHAIN. Wainwright Estate Agents are delighted to offer for sale this detached bungalow, situated in the popular area of Saltash Passage, Plymouth. Some TLC required. The accommodation briefly comprises Lounge, Kitchen / Diner, 2 bedrooms, feature "Bar" / your own lounge bar! Gardens, Garage, off road parking for 2/3 cars, Gas CH, Double Glazing. Freehold Property, EPC C (69) Council Tax Band D.

HALLWAY



Accessed through the DG part glazed front door, with doors leading to;

LOUNGE 18'3" x 12'0" (5.56 x 3.66)



with dual aspect DG windows, feature fire place / seating, carpets, coved ceiling, central heating radiator

KITCHEN/DINER 12'1" x 9'1" (3.68 x 2.77)



with a range of wall and floor units, fitted gas hob, double electric oven, stainless steel single drainer sink with mixer tap, rolled edge worktops and a range of electric sockets, laminate flooring, additional store cupboard housing the gas boiler, window to side aspect, radiator, archway to separate utility / dining room

UTILITY ROOM 8'8" x 6'1" (2.64 x 1.85)

with DG part glazed door to side garden, window to rear aspect, small range of worktop areas, radiator, vinyl flooring

LOUNGE BAR 16'6" x 11'7" (5.03 x 3.53)



This unique room set as your own lounge bar, with feature bar, stools, wall seating, tables and chairs,DG patio doors to rear garden, window to side aspect, radiator.

BEDROOM 1 11'7" x 10'11" (3.53 x 3.33)



with DG bay window to front aspect, radiator

BEDROOM 2 11'7" x 8'8" (3.53 x 2.64)



with DG window to side aspect, fitted cupboards, radiator

SHOWER ROOM



Modern matching shower room comprising double shower cubicle with rail fall style shower, low level w.c., pedestal wash hand basin, window to the rear aspect.

GARAGE

with up and over door accessed from drive to right of property

OFF ROAD PARKING

for 2 / 3 cars

GARDENS

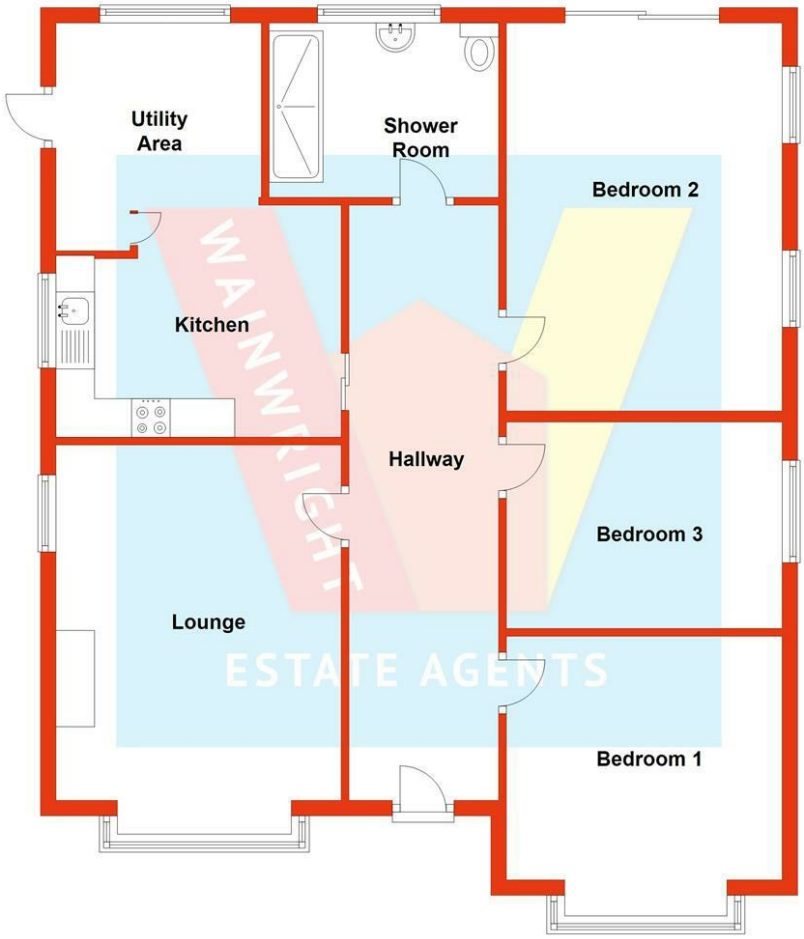


to 3 sides of property, with a range of shrubs and plants, front mainly to lawn.

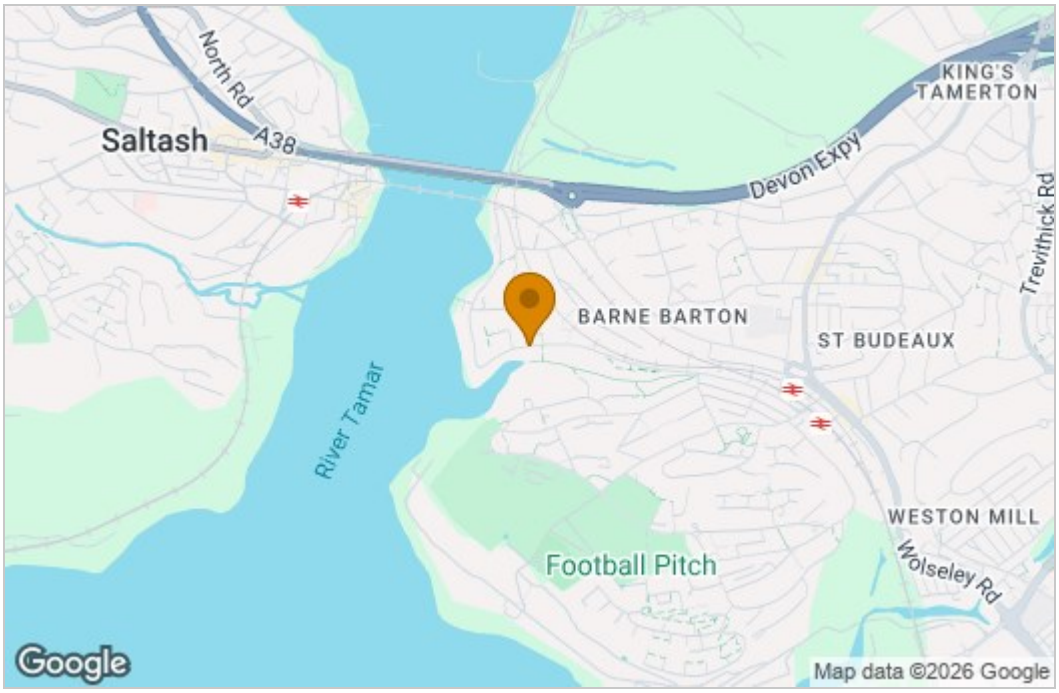


Floor Plan

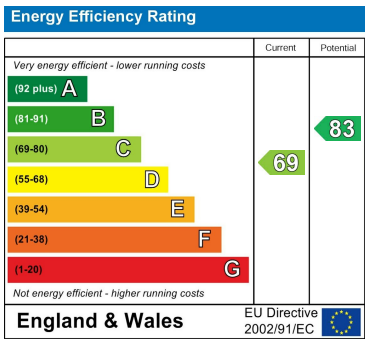
Ground Floor



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