



ESTATE AGENTS



## 20 The Green, Saltash, PL12 4SQ

**Asking Price £195,000**

Located in the popular Cornish town of Saltash is this three bedroom terraced house offering a perfect blend of comfort and convenience. The accommodation briefly comprises lounge/diner, modern kitchen, three bedrooms, bathroom, front and rear gardens, garage in block. Other benefits include double glazing and gas central heating. The location in Saltash is particularly appealing, with its close-knit community and easy access to local amenities. Residents can enjoy the nearby parks, shops, and schools, making it a wonderful place to call home. EPC = C (73). 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 also various popular schools in the locality. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

## ENTRANCE

Front door leading into the entrance vestibule.

## ENTRANCE VESTIBULE

Doorway leading into the lounge/diner.

## LOUNGE/DINER



Open plan lounge diner.

## LOUNGE AREA 15'7" x 11'5" (4.76 x 3.5)



Double glazed window to the front aspect, radiator, various power points, stairs leading to the first floor.

## DINING AREA 8'9" x 11'7" (2.69 x 3.55)



Double glazed patio doors leading to the rear garden, power points, doorway leading into the kitchen.

## KITCHEN 11'9" x 6'5" (3.60 x 1.98)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in electric oven with electric hob and extractor hood above, space and plumbing for washing machine, double glazed window to the rear aspect, various power points.

## STAIRS

Leading to the first floor landing.

## LANDING

Doorways leading into the first floor living accommodation.

### BEDROOM 1 14'6" x 9'6" (4.42m x 2.9)



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

### BEDROOM 2 9'5" x 8'11" (2.89 x 2.73)



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

### BEDROOM 3 9'3" x 5'10" (2.83 x 1.79)



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

### BATHROOM



Matching bathroom suite comprising panelled bath with shower attachment above, low level w.c., pedestal wash hand basin, radiator, obscure double glazed window to the rear aspect.

### FRONT GARDEN



To the front there is a small garden with steps leading to the front door.

### REAR GARDEN



Enclosed rear garden which is accessed via patio doors from the dining room, patio area, wooden gateway leading to the rear of the property.

### GARAGE

The garage is located in a block.

## SERVICES

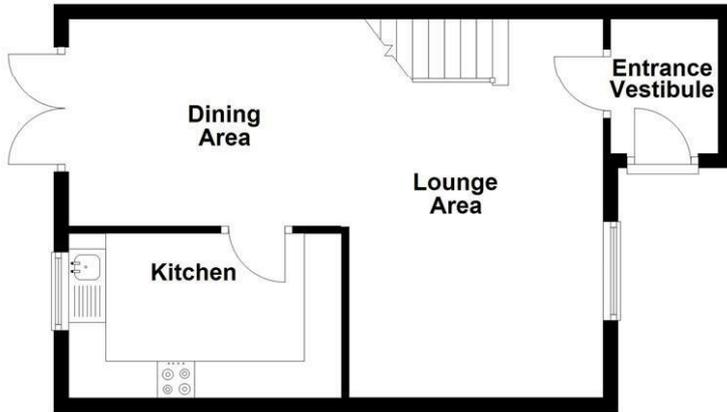
The property benefit from mains gas, mains electric and mains water and sewerage.

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

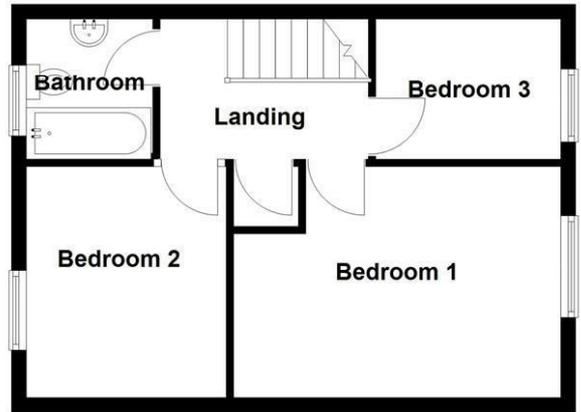
Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

# Floor Plan

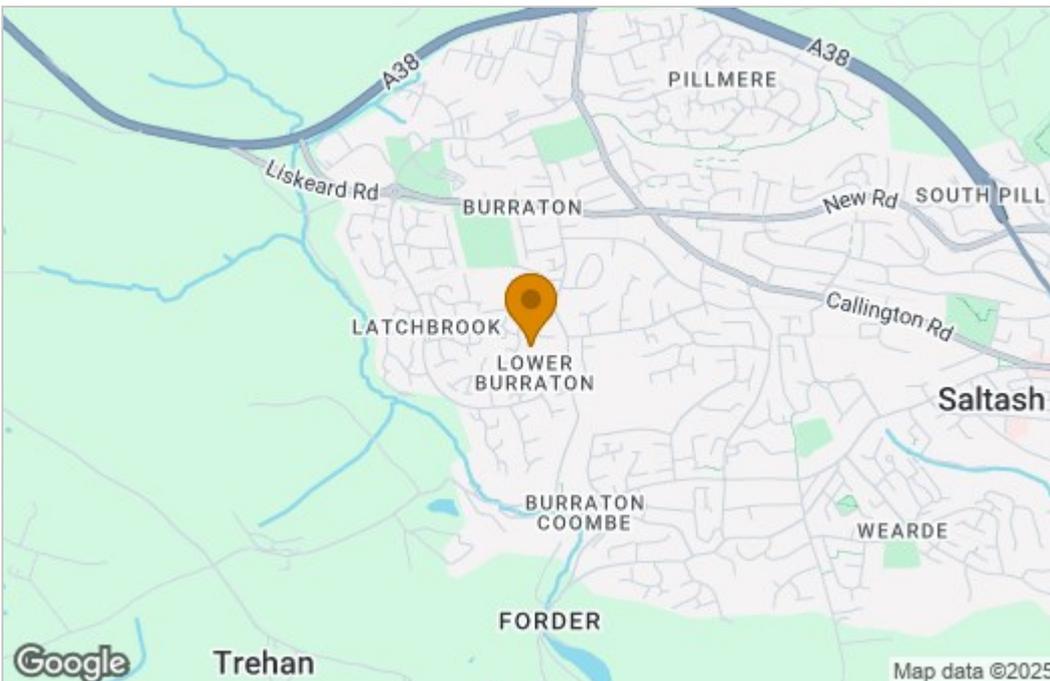
Ground Floor



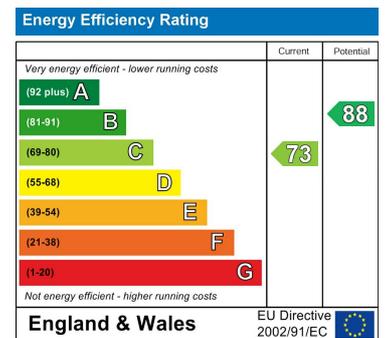
First Floor



# Area Map



# Energy Efficiency Graph



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