



ESTATE AGENTS



33 Fairway, Saltash, PL12 4BA

Asking Price £225,000

Wainwright Estate Agents are delighted to offer for sale this extended end terrace house located in the popular Cornish Town of Saltash. The accommodation briefly comprises lounge, modern fitted kitchen/diner, three bedrooms, family bathroom, gardens to the front and rear, garage. Other benefits include double glazing and gas central heating. To appreciate the location and all this home has to offer an internal viewing really is a must. EPC = C (73). Freehold Property. Council Tax Band B

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

ENTRANCE

Front door leading into the hallway.

HALLWAY

Stairs leading to the first floor, doorway leading into the lounge.

LOUNGE 13'11 x 12'5 (4.24m x 3.78m)



Double glazed window to the front aspect, radiator, power points, storage cupboard, doorway leading into the kitchen/diner.

KITCHEN/DINER 15'8 x 15'5 (4.78m x 4.70m)



This is an L shaped room and the measurements are taken from the max points. Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit, built in dishwasher, built in washing machine, built in fridge/freezer, built in eye level electric oven, electric induction hob, breakfast bar, various power

points, radiator, two double glazed windows to the rear aspect with a pleasant outlook overlooking the local area, countryside and Trematon Castle, down lighting, doorway leading to the rear garden.



STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, linen cupboard.

BEDROOM 1 11'8 x 8'7 (3.56m x 2.62m)



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

BEDROOM 2 12'10 x 8'6 (3.91m x 2.59m)



Double glazed window to the rear aspect with a pleasant outlook overlooking the local area, countryside and Trematon Castle, radiator and power points.



BEDROOM 3 9'6 x 6'9 (2.90m x 2.06m)

Double glazed window to the front aspect, radiator, power points, storage cupboard housing the boiler which supplies the hot water and central heating system.

BATHROOM



Modern matching bathroom suite comprising panelled bath with shower attachment above, vanity

unit with inset wash hand basin and cupboard beneath, low level w.c., radiator, part tiled walls, obscure glass double glazed window to the rear aspect.

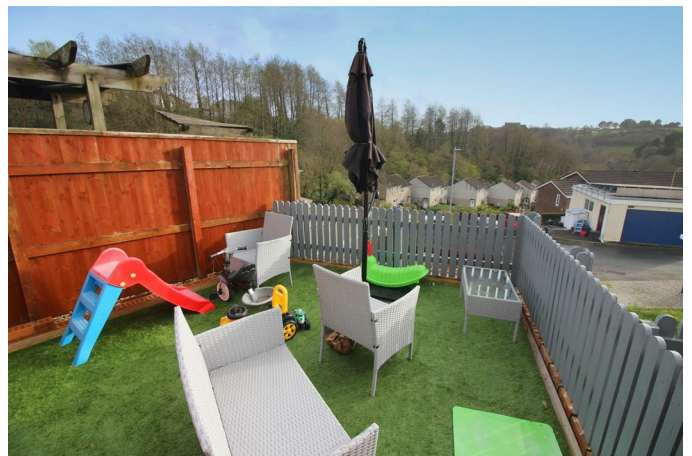
FRONT GARDEN

The front garden is mainly laid to lawn with pathway leading to the front door and the side of the property.

REAR GARDEN



Tiered rear garden, patio area with picket fence and wooden gateway leading to steps which lead to the remainder of the garden, allocated parking space and the garage.



GARAGE

Single garage located at the rear of the property with metal up and over door.

SERVICES

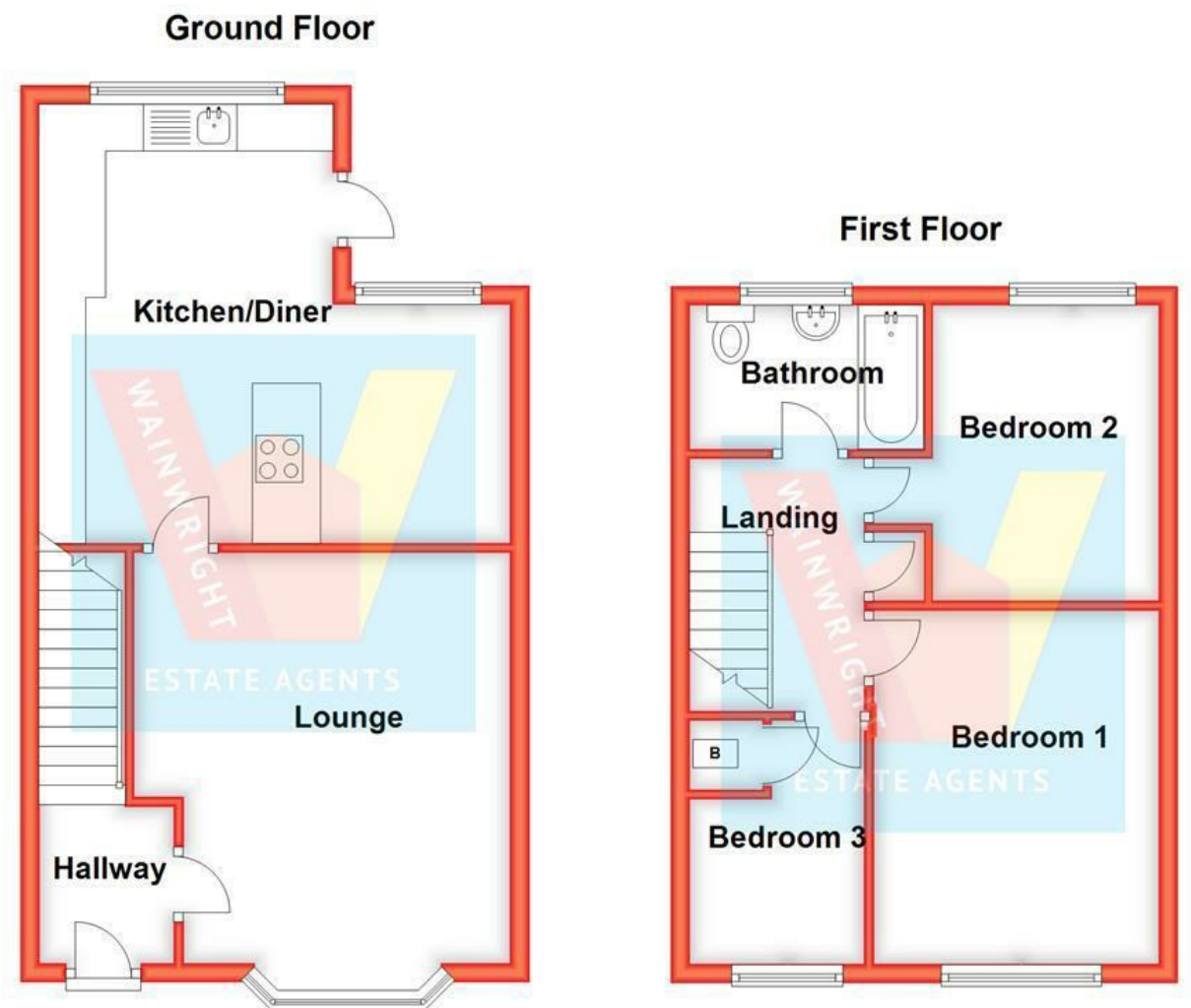
The property benefits from mains gas, mains electric and mains water and sewerage.

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

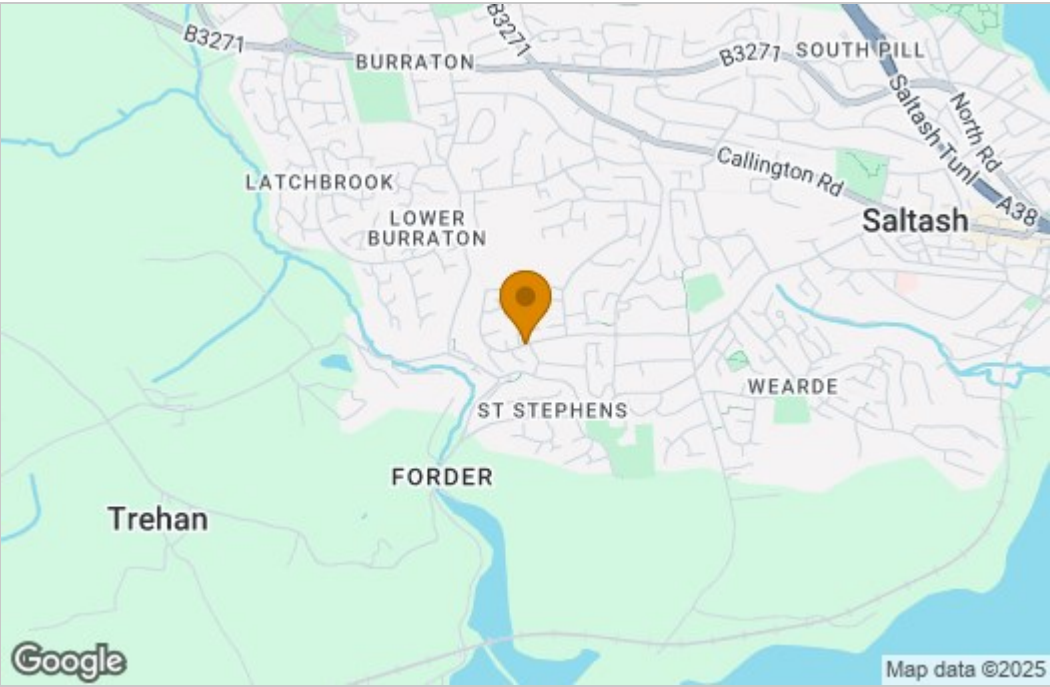
Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

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

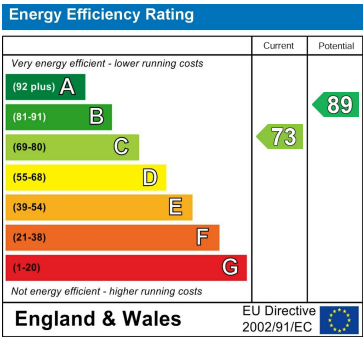
Floor Plan



Area Map



Energy Efficiency Graph



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