



ESTATE AGENTS



## **Chandlers Cottage Tideford Road, Saltash, PL12 5DP**

**Asking Price £199,000**

Nestled in the picturesque village of Landrake, Saltash, this charming cottage presents a delightful opportunity for those seeking a tranquil lifestyle. With no onward chain, this property is ready for you to make it your own without the hassle of waiting for previous owners to move out. The cottage boasts two inviting reception rooms, kitchen/diner, three bedrooms, bathroom, rear garden. Other benefits include double glazing and gas central heating. Landrake is a popular village known for its friendly community and beautiful surroundings. Residents can enjoy the scenic countryside while still being within easy reach of local amenities and transport links. This property offers a unique blend of rural charm and modern convenience, making it a perfect retreat from the hustle and bustle of city life. Whether you are a first-time buyer, a growing family, or someone looking for a peaceful getaway, this cottage is a wonderful opportunity not to be missed. Embrace the chance to own a piece of this idyllic village and create lasting memories in your new home. EPC = D (61) Freehold Property. Council Tax Band B



## LOCATION

Landrake is a popular village in South East Cornwall situated approx. three miles west of Saltash which is often known as the gateway to Cornwall. Landrake has a Post Office and shop, Public House and a very popular and much sought after primary school. The Village offers good transport links to the surrounding areas and The City of Plymouth along the A38 corridor.

## ENTRANCE

Front door leading into the hallway.

## HALLWAY

Doorways leading into the ground floor living accommodation, stairs leading to the first floor.

## LOUNGE 13'3 x 11'11 (4.04m x 3.63m)



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

## DINING ROOM 13'3 x 8'2 (4.04m x 2.49m)



Double glazed window to the front aspect, radiator, power points, fireplace with wooden mantle, feature beamed ceiling, doorway leading into the kitchen/diner.

## KITCHEN/DINER 11'5 x 11'00 (3.48m x 3.35m)



Range of kitchen units comprising wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splashbacks, various power points, space and plumbing for washing machine, double glazed window to the rear aspect, radiator, doorway leading to the rear garden, wall mounted boiler.

## STARIS

Leading to the first floor landing.

## LANDING

Doorways leading into the first floor living accommodation.

## BEDROOM 1 13'3 x 11'11 (4.04m x 3.63m)



Two double glazed windows to the front aspect, radiator, power points.





### BEDROOM 2 13'5 x 9'6 (4.09m x 2.90m)



Double glazed window to the front aspect, radiator, power points, built in storage cupboard.



### BEDROOM 3 8'0 x 5'8 (2.44m x 1.73m)



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

### BATHROOM



Matching bathroom suite comprising panelled bath with shower above, low level w.c., pedestal wash hand basin, part tiled walls, heated towel rail, double glazed window to the rear aspect.

### OUTSIDE



To the rear of the property there is a low maintenance enclosed garden with various plants and shrubs, patio area, outside tap.

### SERVICES

Mains Gas and Electric

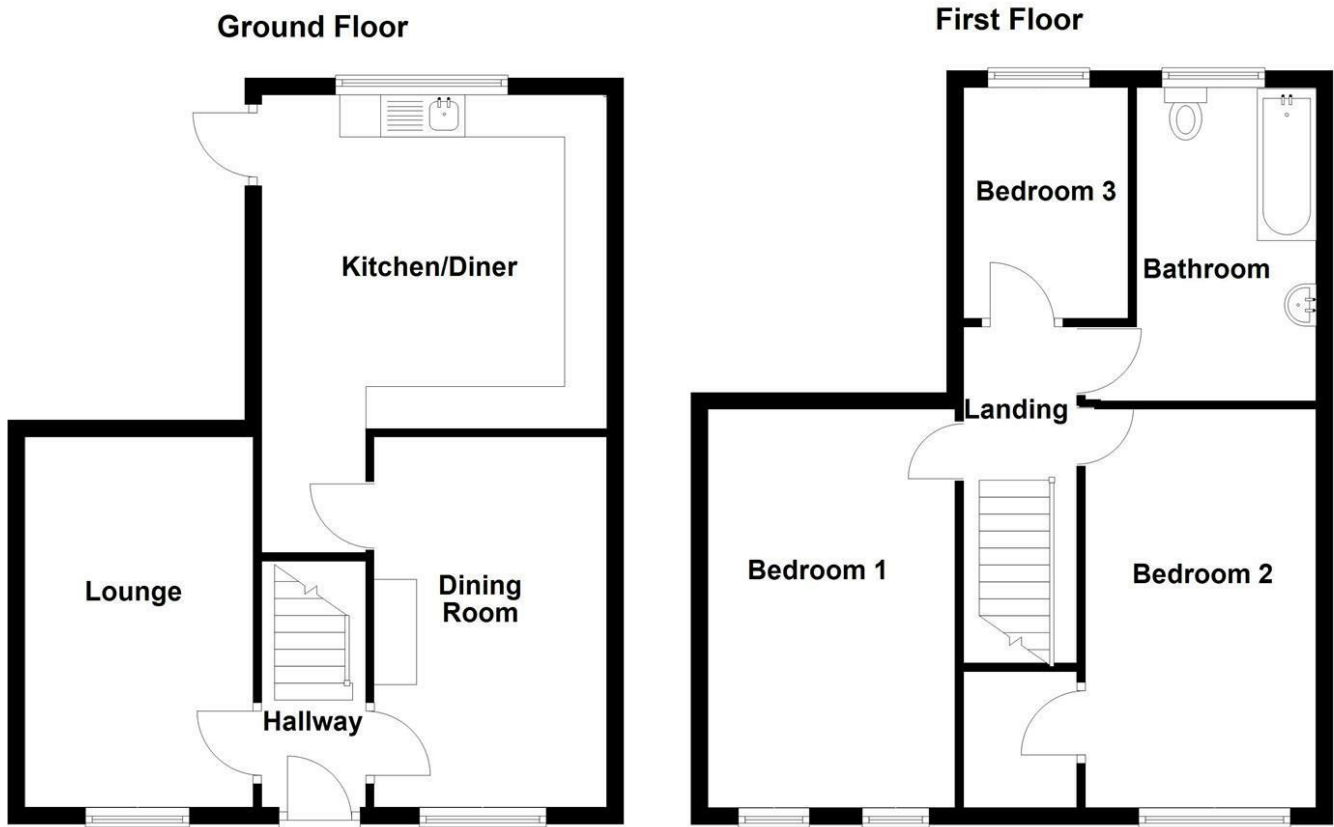
Water & Sewerage is supplied by Southwest Water.

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

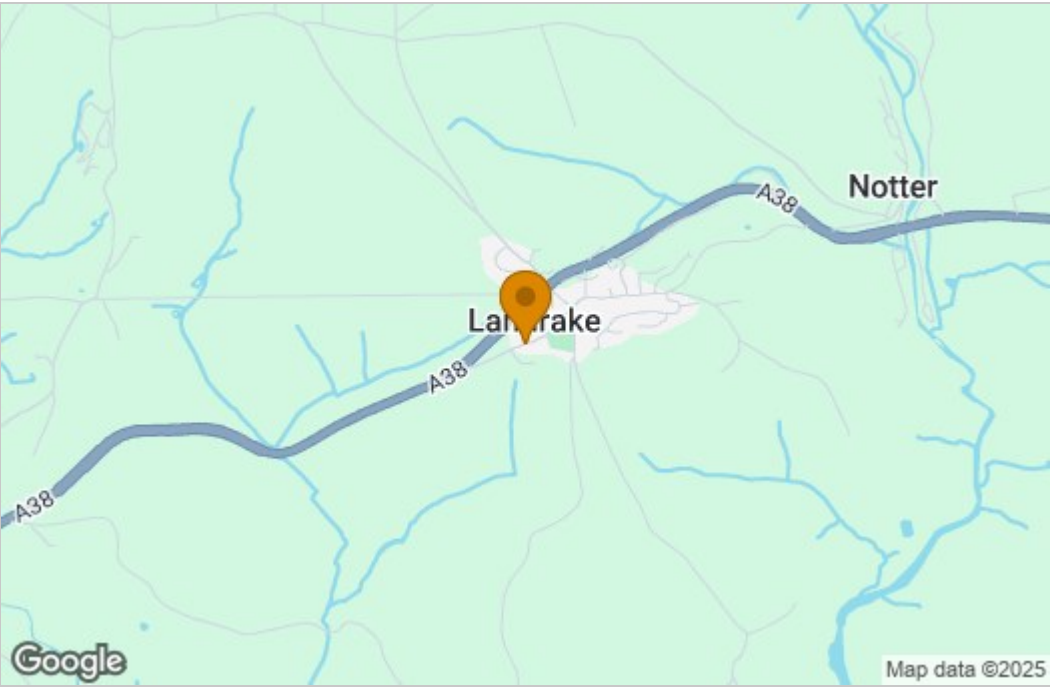
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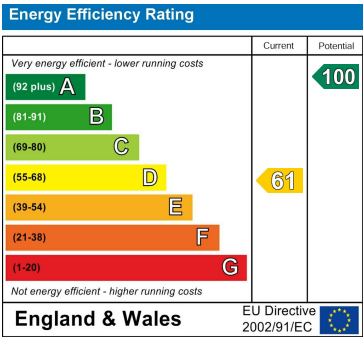
Floor Plan



Area Map



Energy Efficiency Graph



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