WAINWRIGHT
ESTATE AGENTS









10 Clear View, Saltash, PL12 6HB

Asking Price £430,000

Stunning detached dormer bungalow located in the popular Cornish town of Saltash. The well presented accommodation briefly comprises on the ground floor, good size modern kitchen/diner, two double bedrooms, modern family bathroom, on the first floor lounge with stunning views of The River Tamar and Dartmoor, double bedroom and modern Jack and Jill shower room. Other benefits include double glazing and gas central heating, full Fibre Broadband. The property has front and rear gardens, garage and brick paved driveway providing off road parking for several vehicles. To appreciate all this splendid home has to offer an internal viewing really is a must. EPC = D (68) Freehold. Council Tax D

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

Entrance door with pattern glass leading into the hallway.

HALLWAY

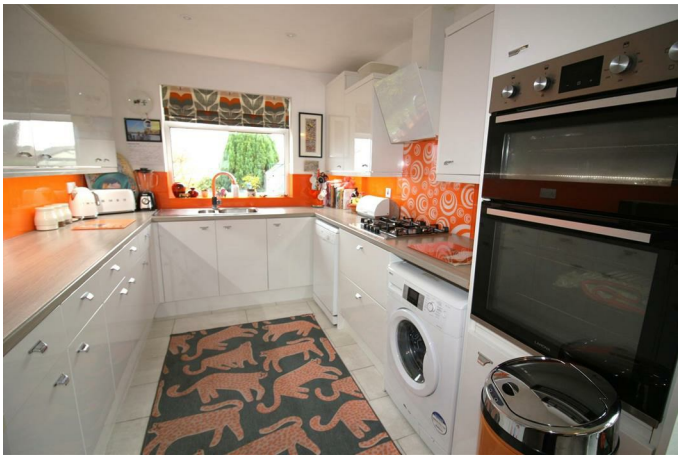
Doorways leading into the ground floor living accommodation, radiator, power point, coved ceiling, storage cupboard with coat hanging space, stairs leading to the first floor, storage cupboard with mirror front sliding doors.

KITCHEN/DINER 29'9" x 8'6" (9.07 x 2.61)





KITCHEN AREA



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

DINING AREA



Double glazed window to the front aspect, space saving radiator, power points, coved ceiling, uPVC door leading to the side of the property and rear garden.

BEDROOM 14'3" x 10'4" (4.36 x 3.15)



Double glazed window to the rear aspect, radiator, various power points, coved ceiling, built in mirror fronted wardrobes.

BEDOOM 11'6" x 10'4" (3.52 x 3.15)



Double glazed window to the front aspect, radiator, power points, coved ceiling, built in mirror front wardrobes.

BATHROOM



Matching bathroom suite comprising spa bath with tiled splashback, vanity unit with inset wash hand basin and storage beneath, low level w.c., shower cubicle with shower and tiled splashbacks, extractor fan, under floor heating, double glazed window to the rear aspect.

STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation.

LOUNGE 18'10" x 15'3" (at max) (5.75 x 4.66 (at max))



uPVC French style double glazed doors with glass Juliette balcony to the rear aspect with stunning views over looking the local area, The River Tamar and extending towards Dartmoor, two radiators, various power points, wall mounted real flame feature fire.









BEDROOM 18'5" x 8'0" (5.62 x 2.44)



Double glazed window to the rear aspect with stunning views overlooking the local area, The River Tamar and extending towards Dartmoor.

JACK N JILL SHOWER ROOM



Shower cubicle with electric shower and tiled splashbacks, vanity unit with inset wash hand basin and storage beneath, low level w.c., chrome heated towel rail, part tiled walls, double glazed window to the rear aspect.

REAR GARDEN



The rear garden has a raised patio area with raised flower beds and provides an ideal spot for entertaining or alfresco dining, the remainder of the

garden is laid to lawn various mature plants, flowers and shrubs, doorway into a cellar space providing useful storage. Pathway leading to the side and provides access to the front of the property.



FRONT GARDEN

GARAGE

The garage is accessed via the driveway with up and over garage door.

DRIVEWAY

To the front of the property there is a brick paved driveway which provides off road parking for several vehicles.

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

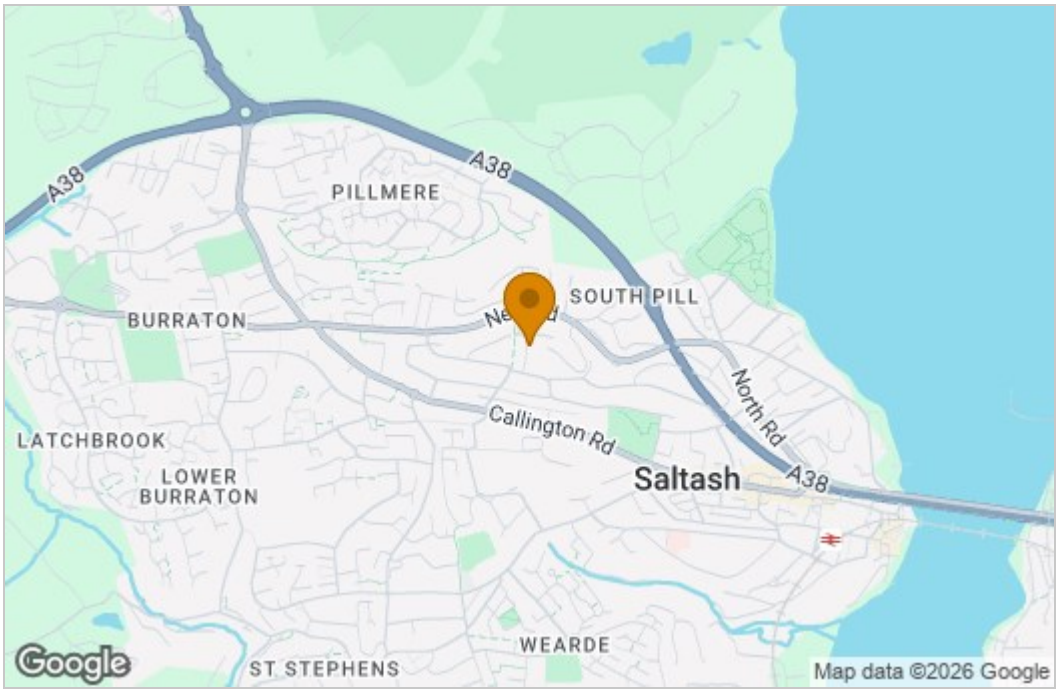
AGENTS NOTE

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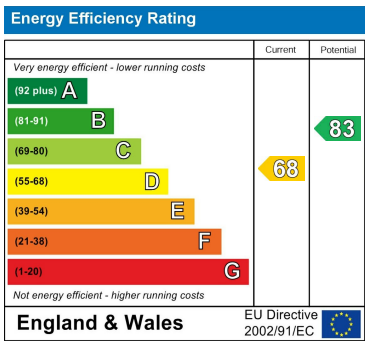
Floor Plan



Area Map



Energy Efficiency Graph



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