



ESTATE AGENTS



8 Tamar Terrace, Saltash, PL12 4EW

Asking Price £215,000

Located in the Cornish town of Saltash is this delightful mid terrace house. Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The three well-proportioned bedrooms provide ample accommodation, making it an ideal choice for those seeking a peaceful retreat. One of the standout features of this property is the stunning views from the rear, where you can gaze upon the picturesque River Tamar. With its prime location in Saltash, you will enjoy the benefits of a friendly community, local amenities, and excellent transport links. This property is not just a house; it is a home filled with potential and charm, waiting for the right owner to make it their own. Whether you are looking to invest or settle down, this terraced house is a wonderful opportunity to embrace a lifestyle enriched by history and natural beauty.

EPC = C (70). 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 various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE

uPVC front door leading into an entrance vestibule with further wooden door with pattern glass leading into the hallway.

HALLWAY

Doorways leading into the downstairs living accommodation, two radiators, picture rail, stairs leading to the first floor with understairs storage.

LOUNGE 1410 x 12'3 (429.77m x 3.73m)



Double glazed window to the front aspect, radiator, power points, fireplace with period tiling, picture rail, doorway leading into the dining room.

DINING ROOM 10'11 x 10'00 (3.33m x 3.05m)



Double glazed window to the rear aspect, radiator, various power points, picture rail, decorative fireplace.

KITCHEN 10'5 x 9'00 (3.18m x 2.74m)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, space and plumbing for washing machine, space for cooker, space for under counter fridge and freezer, various power points, uPVC stable style door leading to the rear garden, double glazed window to the rear aspect, doorway leading into the shower room.

SHOWER ROOM



Shower cubicle with shower and splashback, pedestal wash hand basin,, tiled walls, radiator, double glazed obscure glass window to the rear aspect, doorway leading into a separate w.c. with low level w.c., window to the rear aspect, wall mounted boiler which supplies the hot water and central heating system.

STAIRS

Leading to the first floor landing.

LANDING



Double glazed window to the rear aspect with stunning views of The River Tamar, doorways leading into the first floor living accommodation, large walk in storage cupboard.

BEDROOM 1 11'4 x 10'11 (3.45m x 3.33m)



Double glazed window to the rear aspect with a stunning view of The River Tamar, and the iconic Tamar Bridge, radiator, power points, picture rail.



BEDROOM 2 12'4 x 9'00 (3.76m x 2.74m)



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

BEDROOM 3 8'11 x 8'8 (2.72m x 2.64m)



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

FRONT GARDEN



Accessed via gateway with pathway leading to the front door, paved area with various mature plants and flowers. Opposite the property there is a further raised garden area which belongs to the property which is mainly laid to lawn with mature plants and shrubs.



<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

REAR GARDEN



Patio area providing an ideal spot for entertaining or alfresco dining, raised flower beds.



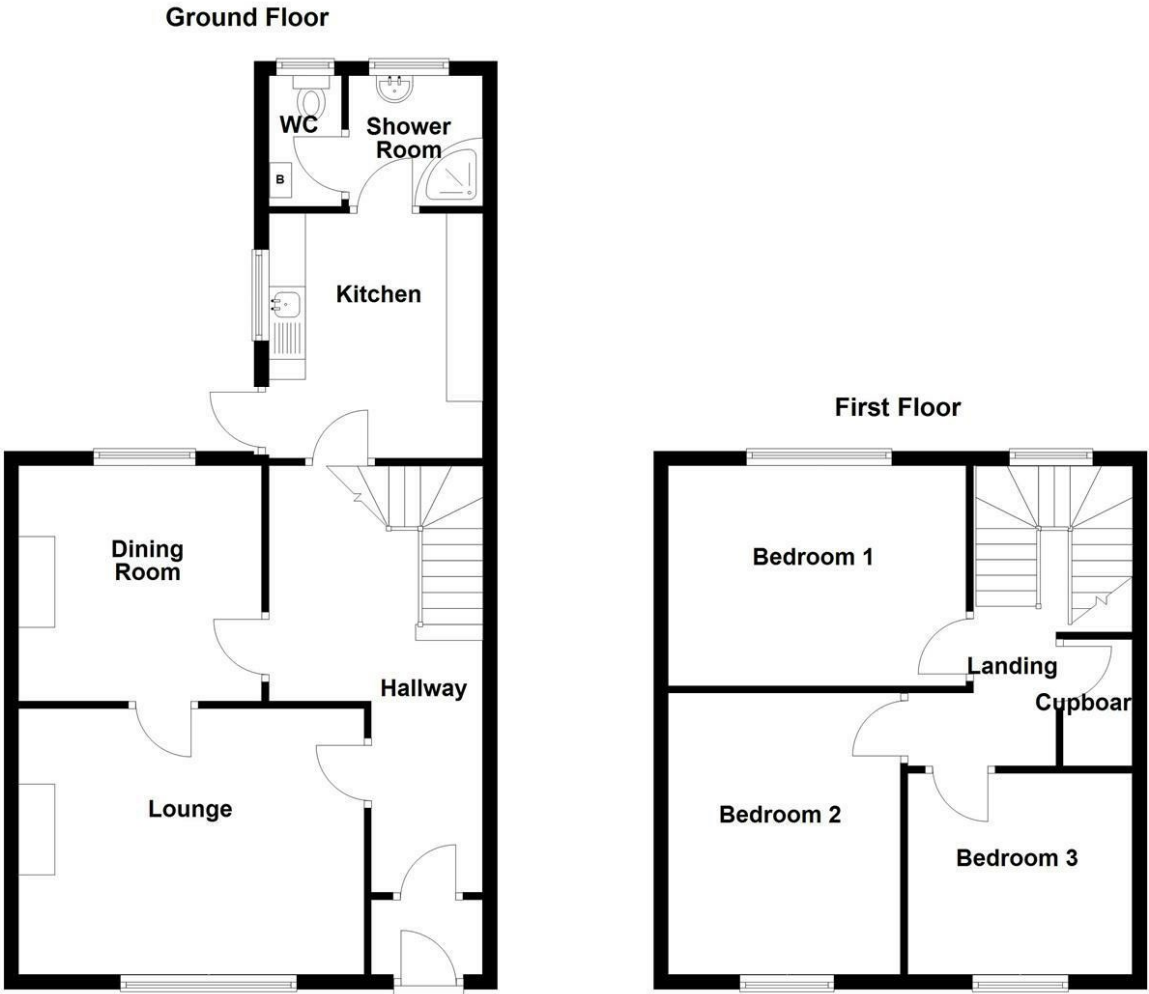
SERVICES

This property benefits from mains gas, mains water and mains electricity

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>

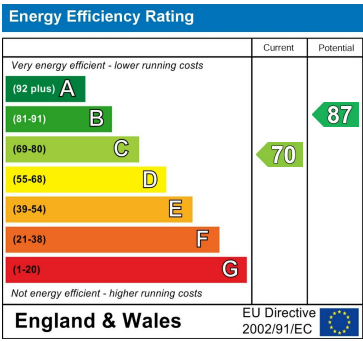
Floor Plan



Area Map



Energy Efficiency Graph



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