WAINWRIGHT
ESTATE AGENTS









17 The Square, Saltash, PL12 4SH

Asking Price £195,000

Located in the popular Cornish town of Saltash is this delightful mid terrace house. The accommodation briefly comprises lounge leading into the dining room, kitchen, three bedrooms, bathroom, front and rear gardens, garage with parking at the front of the garage. Other benefits include double glazing and gas central. The Square is a peaceful neighbourhood, offering a sense of community while being conveniently close to local amenities and transport links. Whether you are a first-time buyer or seeking a new family home, this property is sure to meet your needs. Do not miss the chance to make this house your new home in Saltash. EPC = C (69) 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
uPVC front door with obscure glass leading into the entrance vestibule.

ENTRANCE VESTIBULE
Coat hanging space, tiled flooring, radiator, opening leading into the hallway.

HALLWAY
Stairs leading to the first floor, radiator, tiled flooring, double wooden doors with inset glass panels leading into the lounge.

LOUNGE 14'7 x 12'7 (4.45m x 3.84m)



Double glazed window to the front aspect, radiator, various power points, the lounge leads into the dining room.





DINING ROOM 8'10 x 8'8 (2.69m x 2.64m)



uPVC double glazed French style doors leading to the rear garden, radiator, power points, storage cupboard, opening into the kitchen.



KITCHEN 8'7 x 6'8 (2.62m x 2.03m)



Range of matching kitchen units comprising wall mounted and base units with work surfaces above, single drainer sink unit, tiled splashbacks, double glazed window to the rear aspect, space and plumbing for dishwasher, built in gas hob with extractor hood above and gas double oven beneath, integral fridge/freezer.

STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, linen cupboard with shelving, loft hatch providing access to the loft space.

BEDROOM 1 14'7 at max point0 x 9'8 (4.45m at max point0.00m x 2.95m)



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



BEDROOM 2 9'8 x 8'8 (2.95m x 2.64m)



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

BEDROOM 3 9'5 x 5'10 (2.87m x 1.78m)

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

BATHROOM



Modern matching bathroom suite comprising panelled bath with rain fall style shower, low level w.c., vanity unit with inset wash hand basin and storage beneath, chrome heated towel radiator, part tiled walls, double glazed window to the rear aspect.

OUTSIDE



To the front of the property there is a small garden and pathway leading to the front door. The rear garden is access via French style doors from the dining room and leads onto a patio area which provides an ideal spot for entertaining or alfresco dining, outside water tap, steps leading to the remainder of the garden which has a grassed area and patio area, wooden shed which has power, water and space and plumbing for a washing machine, gateway leading to the rear of the property.





GARAGE

The garage is located in a block within a short distance from the property and has parking at the front.

PARKING

To the front of the property there is a communal car park on a first come first served basis.

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

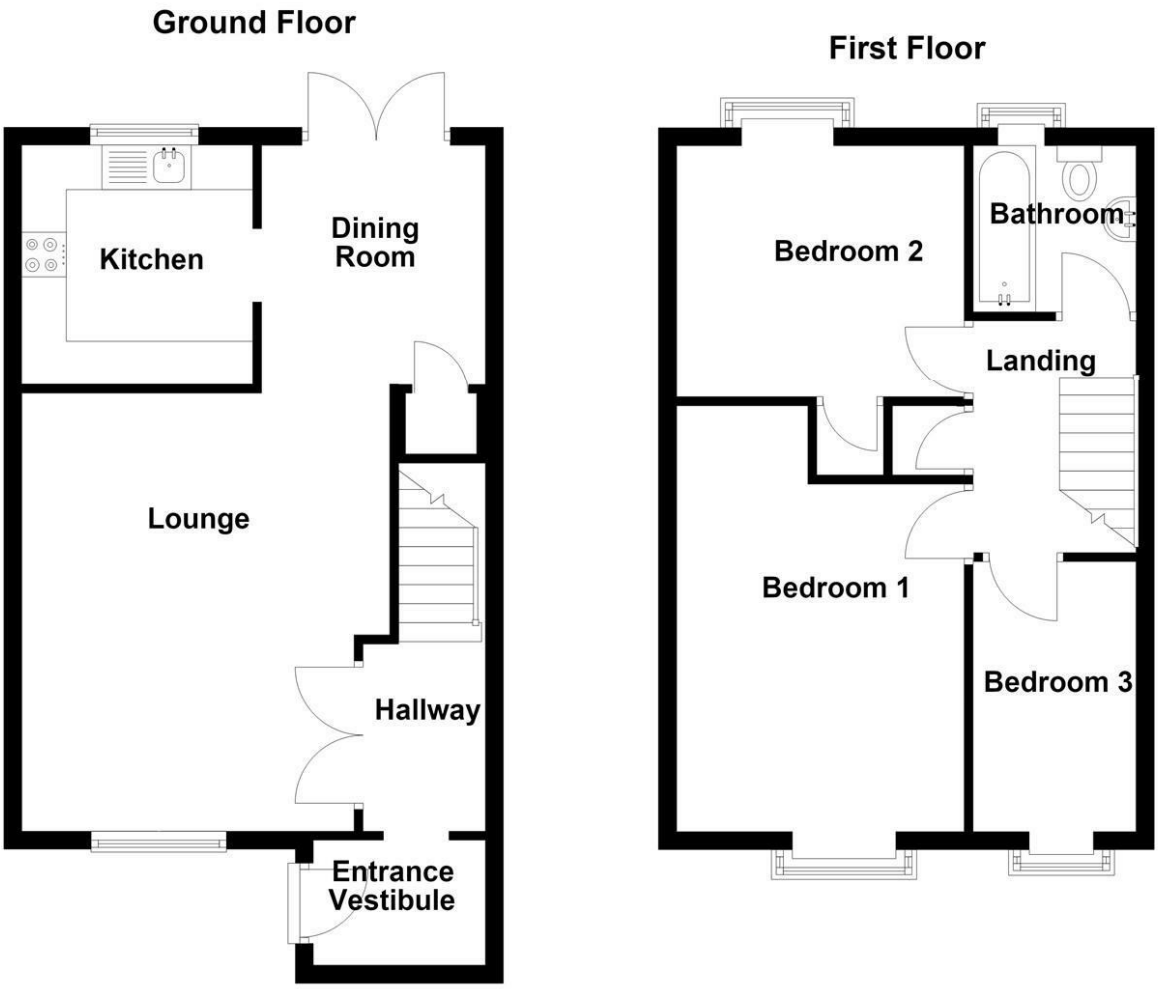
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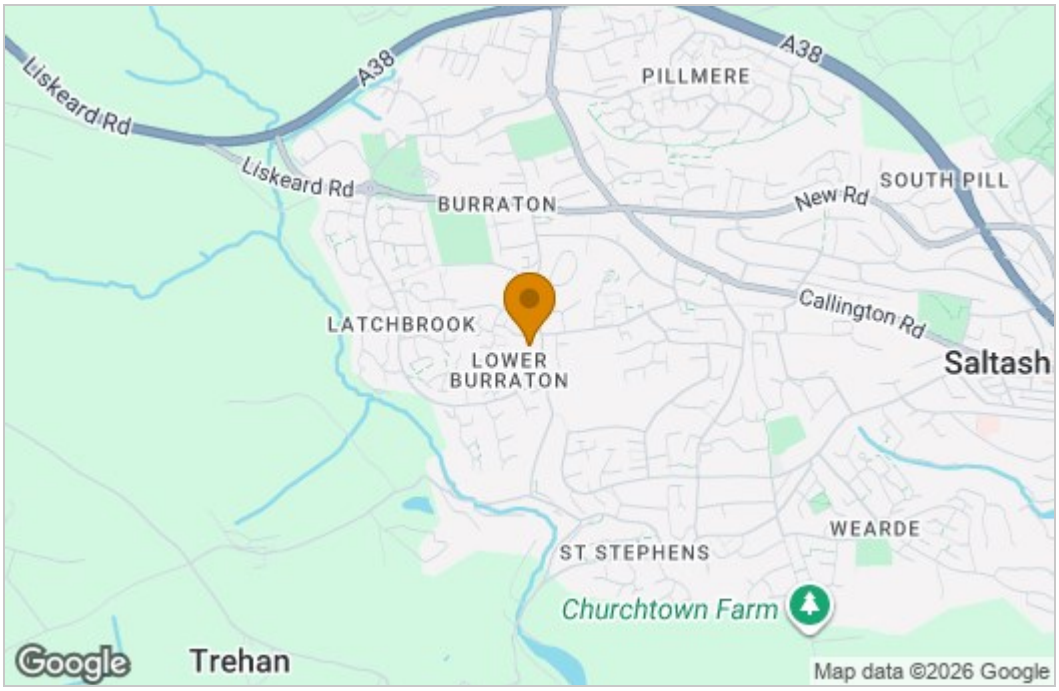
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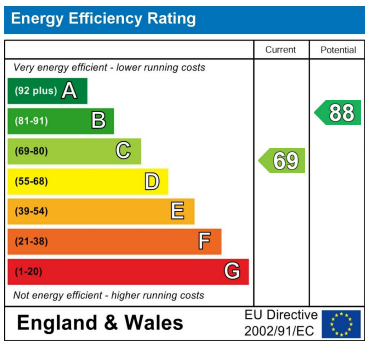
Floor Plan



Area Map



Energy Efficiency Graph



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