



ESTATE AGENTS



## 41 Homer Park, Saltash, PL12 6HJ

**Asking Price £238,000**

Located in the Cornish town of Saltash is this semi-detached house offering a perfect blend of comfort and convenience. The accommodation briefly comprises lounge, dining room with patio doors leading out to a decked area, kitchen, three bedrooms, modern shower room, front and rear gardens, outside laundry room, garage and shared driveway. Other benefits include double glazing and gas central heating. Saltash is known for its friendly community atmosphere and proximity to local amenities, making it an excellent choice for those looking to settle in a welcoming neighbourhood. With its appealing layout and convenient features, this semi-detached house is a wonderful opportunity for anyone seeking a new home in Saltash. Don't miss the chance to make this lovely property your own. EPC = D (59) . Freehold Property. Council Tax Band C

## 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

Doorways leading into the ground floor living accommodation, stairs leading to the first floor, wall mounted gas boiler which supplies the hot water and central heating system.

## LOUNGE 12'4 x 11'6 (3.76m x 3.51m)



Double glazed bay window to the front aspect, radiator, power points, picture rail, fireplace, wooden floorboards.

## DINING ROOM 14'4 x 13'6 (4.37m x 4.11m)



Double glazed patio doors leading out onto the decked, picture rail, radiator, power points, doorway leading into the kitchen.

## KITCHEN 9'7 x 6'6 (2.92m x 1.98m)



Matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink units with mixer tap, tiled splashbacks, built in electric oven with gas hob above, space and plumbing for washing machine, double glazed windows to the side and rear aspect, power points, opening leading into a lobby area with doorway leading to the side of the property.

## STAIRS

Leading to the first floor landing.

## LANDING



Doorways leading into the first floor living accommodation, linen cupboard with shelving, double glazed window to the side aspect, loft hatch with pull down ladder leading to the loft which has velu windows.

## LOFT



Velux window to the rear aspect



## BEDROOM 1 12'5 x 10'11 (3.78m x 3.33m)



Double glazed window to the rear aspect with a pleasant outlook overlooking the local area and extending towards Dartmoor, radiator, power points, picture rail, range of built in wardrobes.

## BEDROOM 2 12'2 x 10'8 (3.71m x 3.25m)



Double glazed window to the front aspect, radiator, power points, picture rail, built in cupboards to the recesses.

## BEDROOM 3 9'7 x 6'11 (2.92m x 2.11m)

Double glazed window to the rear aspect with a pleasant outlook overlooking the local area and extending towards Dartmoor, radiator, power points, picture rail.

## SHOWER ROOM



Modern shower room with double shower cubicle having a rail fall style shower, low level w.c., pedestal wash hand basin, tiled walls, obscure glass double glazed window to the side aspect.

## FRONT GARDEN



The front garden has a selection of mature plants, shrubs and flowers, pathway leading to the front door.



## REAR GARDEN



From the dining room there are double glazed doors which lead out onto the raised decked area providing an ideal spot for entertaining or alfresco dining, step leading down to the remainder of the garden which is mainly laid to lawn with various mature plants and shrubs. Steps lead to the driveway and garage. Doorway leading into the laundry room.

## LAUNDRY ROOM



Power and lighting, space and plumbing for washing machine.

## GARAGE

Located at the rear of the property accessed via shared driveway.

## DRIVEWAY

Driveway leads to the garage and parking area.

## SERVICES

Mains Gas and Electric

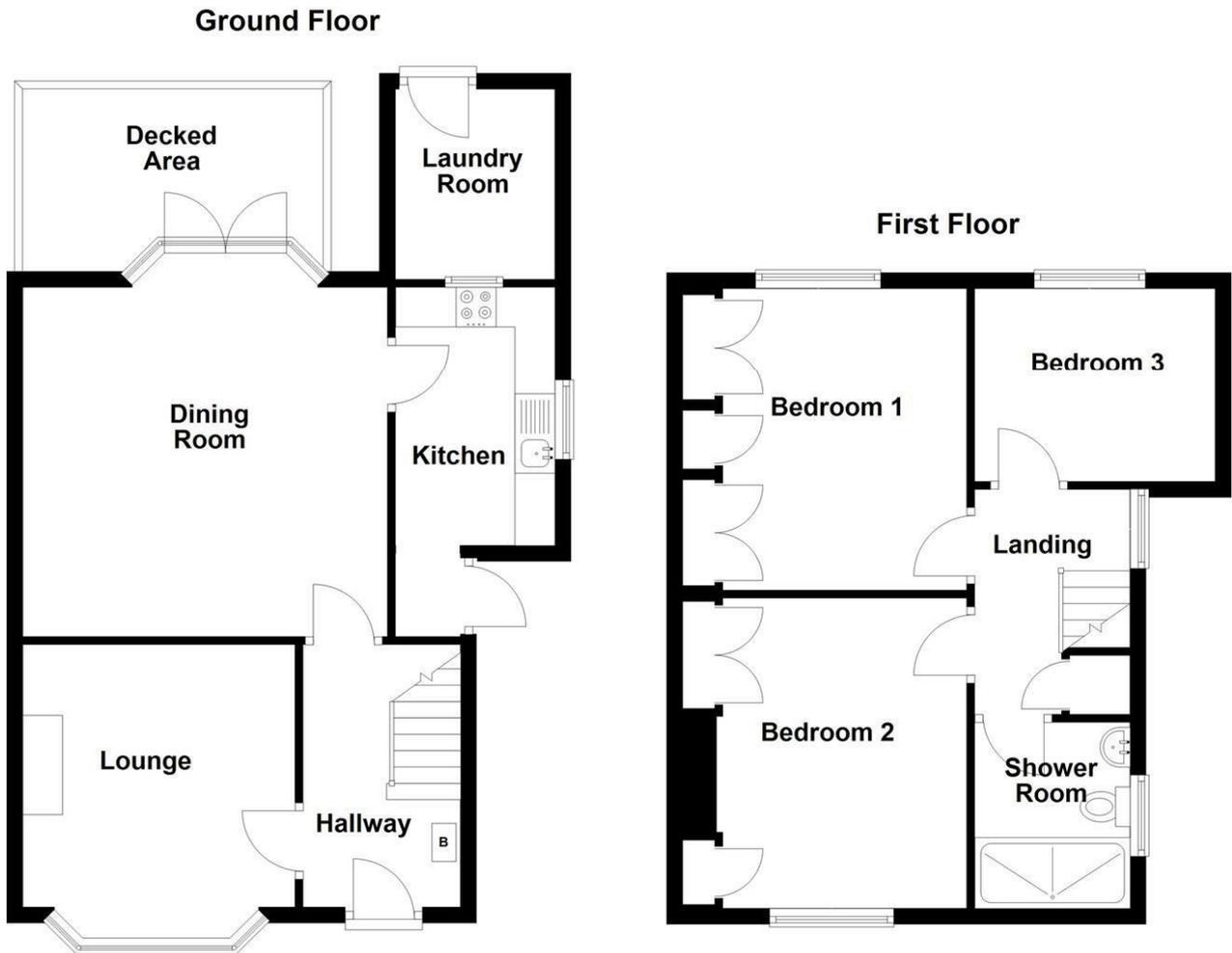
Water & Sewerage is supplied by Southwest Water.

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

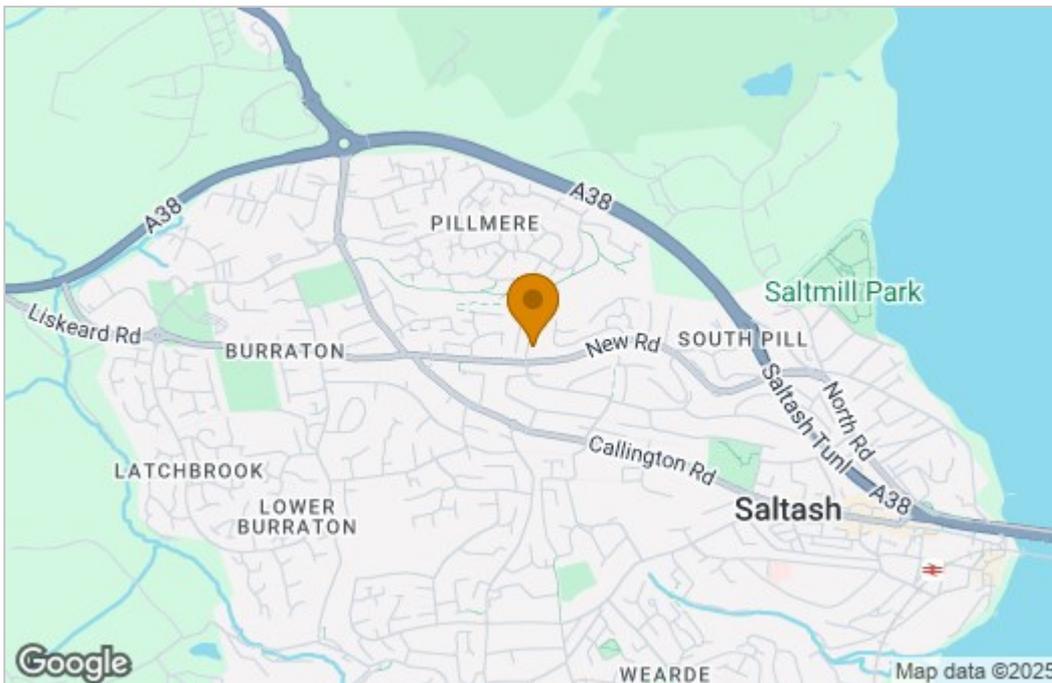
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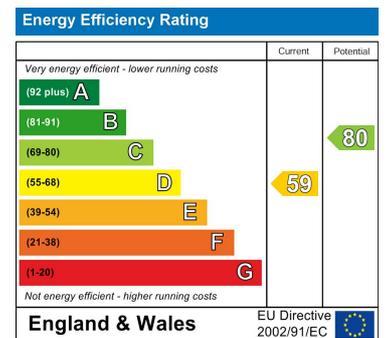
## Floor Plan



## Area Map



## Energy Efficiency Graph



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