



ESTATE AGENTS



3 Prospect Walk, Saltash, PL12 4RG

Asking Price £200,000

Wainwright Estate Agents are delighted to offer for sale with NO ONWARD CHAIN this mid terrace house located in a tucked away position within the popular Cornish town of Saltash. The accommodation briefly comprises open plan lounge and dining area, kitchen, three bedrooms, shower room, front and rear gardens, garage located in block. Other benefits include double glazing and gas central heating. To appreciate the location and all this house has to offer an internal viewing really is a must. EPC = C (72).

Council Tax Band B. Freehold Property.

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 the entrance vestibule.

ENTRANCE VESTIBULE

Storage cupboard, radiator, doorway leading into the lounge.

OPEN PLAN LOUNGE/DINER



LOUNGE AREA 15'4 x 10'5 (4.67m x 3.18m)



Double glazed window to the front aspect, radiator, power points, feature fireplace, the lounge leads into the dining area.

DINING AREA 11'9 x 8'10 (3.58m x 2.69m)



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

KITCHEN 11'9 x 6'8 (3.58m x 2.03m)



Matching range of kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit mixer tap, tiled splashbacks, space and plumbing for washing machine, space for cooker, built in fridge/freezer, power points, radiator, double glazed window to the rear aspect.

STAIRS

Accessed via doorway from the lounge and leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, linen cupboard.

BEDROOM 1 12'4 x 9'3 (3.76m x 2.82m)



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

BEDROOM 2 10'8 x 9'5 (3.25m x 2.87m)



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

BEDROOM 3 9'2 x 5'10 (2.79m x 1.78m)

Double glazed window to the front aspect, radiator, power points, built in wardrobe and over the bed storage.

SHOWER ROOM



Matching shower room comprising shower cubicle with shower, pedestal wash hand basin, low level

w.c., radiator, double glazed obscure glass window to the front aspect.

FRONT GARDEN



To the front of the property there is a low maintenance gravelled garden with pathway leading to the front door.

REAR GARDEN



Enclosed rear garden with wooden fence surround, the garden is accessed via French Style doors from the dining area leading onto a raised patio area with steps leading down to the remainder of the garden which has been paved and has a raised flower bed, wooden garden shed with outside light, wooden gateway leading to the rear.

GARAGE

The property has a garage located in a block.

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

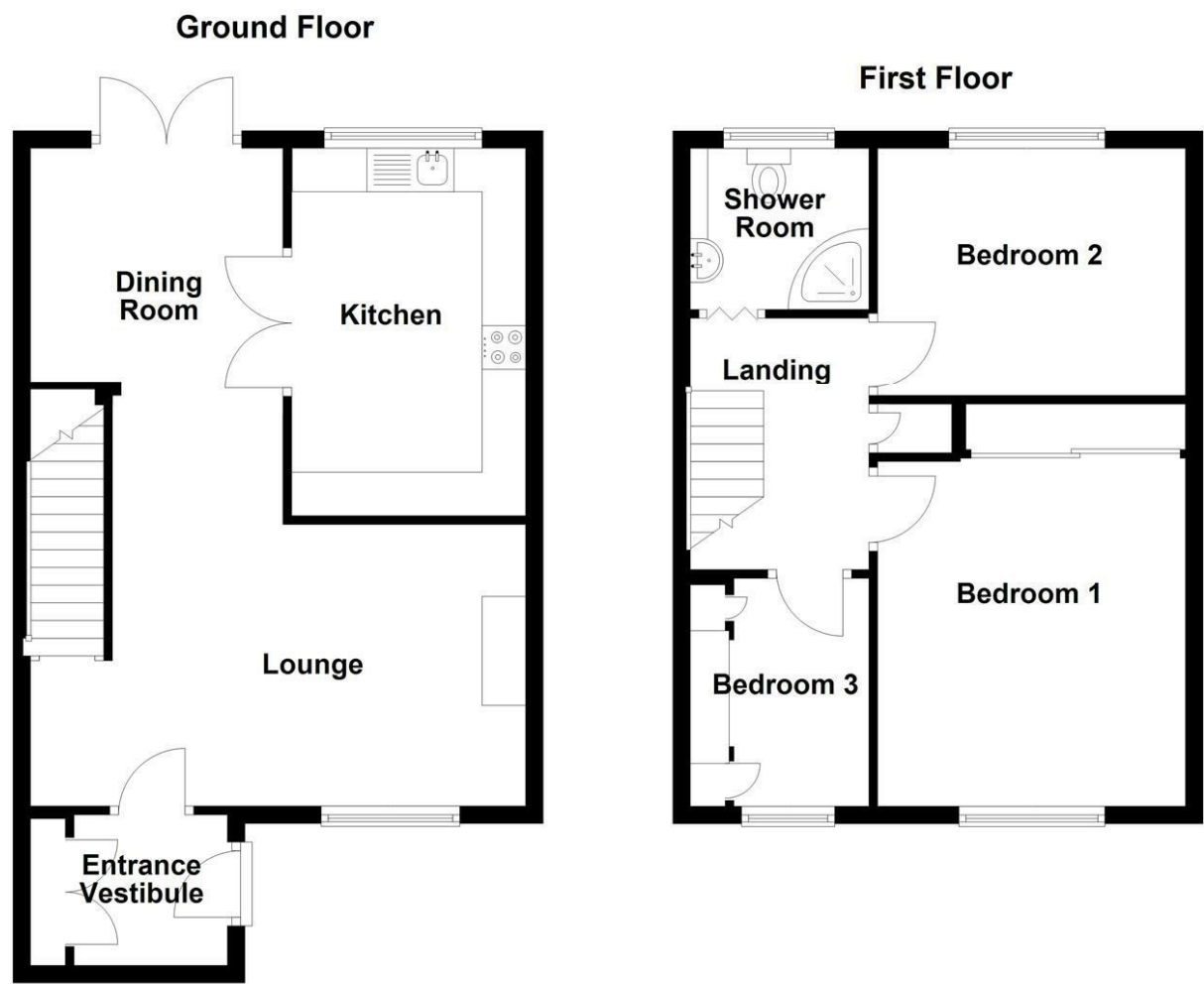
The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

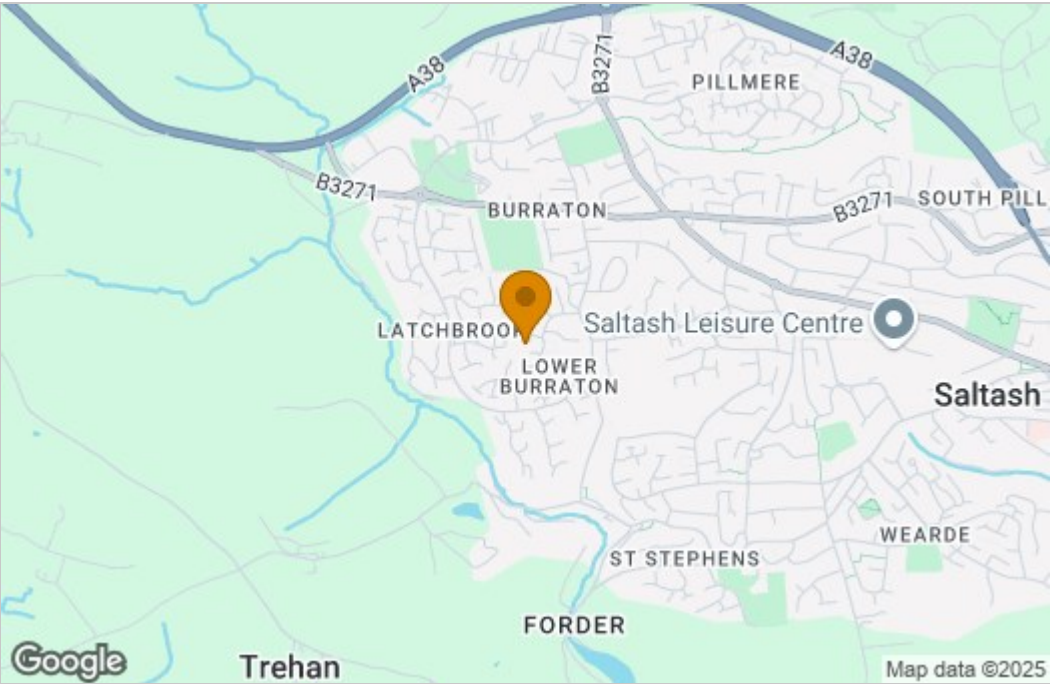
<https://labs.thinkbroadband.com/local/index.php>

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

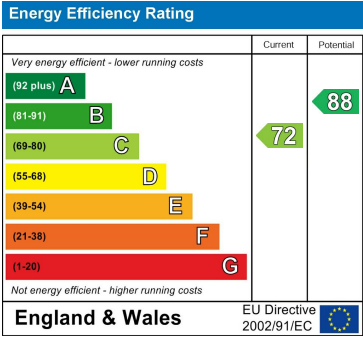
Floor Plan



Area Map



Energy Efficiency Graph



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