WAINWRIGHT

ESTATE AGENTS

4 Paddock Close, Saltash, PL12 6XA

Offers In The Region Of £265,000

Welcome to this modern townhouse located in the desirable area of Paddock Close, Saltash. This delightful property has a lounge/diner, modern kitchen, downstairs w.c and has three double bedrooms, making it an ideal home for families or those seeking extra space. The townhouse features one bathroom and one shower room, ensuring convenience for all the family. Natural light floods the home through the double glazing, creating a warm and inviting atmosphere throughout. The property is equipped with gas central heating, providing a cosy environment during the colder months. For those with a vehicle, there is an allocated tandem style parking space available for two cars, adding to the practicality of this home. Enclosed rear garden with patio area. This townhouse is close to local amenities and offers easy access to the surrounding areas. This property presents a wonderful opportunity to enjoy comfortable living in a sought-after location. Do not miss the chance to make this townhouse your new home. EPC = D (65). Council Tax Band C. 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

Front door leading into the hallway.

HALLWAY

Stairs leading to the first floor landing, doorways leading into the ground floor living accommodation, radiator.

LOUNGE/DINER 17'00 (into bay) x 12'4 (at max point) (5.18m (into bay) x 3.76m (at max point))

Double glazed French style doors leading to the rear garden, radiator, various power points, feature fireplace, storage cupboard, coved ceiling, double glazed windows to the rear aspect.

KITCHEN 11'11 x 6'4 (3.63m x 1.93m)

Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, built in gas hob with extractor hood above and electric oven below, single drainer sink unit with mixer tap, tiled splashbacks, space for fridge/freezer, space and plumbing for washing machine, double glazed window to the front aspect, radiator, various power points, the gas boiler is located in a kitchen cupboard.

DOWNSTAIRS W.C.

Low level w.c., vanity unit with inset wash hand basin and storage beneath, double glazed obscure glass window to the front aspect, radiator.

STAIRS
Leading to the first floor landing.

FIRST FLOOR LANDING

Doorways leading into the first floor living accommodation, radiator, stairs leading to the second floor.

BEDROOM 12'11 x 10'3 (3.94m x 3.12m)

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

BEDROOM 12'11 x 10'3 (3.94m x 3.12m)

Two double glazed windows to the front aspect, radiator, power points.

BATHROOM

Matching bathroom suite comprising panelled bath with electric shower above, low level w.c., vanity unit with inset wash hand basin and storage beneath, extractor fan, radiator, part tiled walls.

STAIRS
Leading to the second floor landing with doorways leading into the master bedrooms and shower room.

MASTER BEDROOM 14'4 (into eaves) x 10'2 (4.37m (into eaves) x 3.10m)

Double glazed window to the front aspect, radiator, various power points, doorway leading to the walk in wadrobe.

WALK IN WARDROBE

Hanging space, shelving, radiator, power point, cupboard.

SHOWER ROOM

Shower cubicle with electric shower, low level w.c., vanity unit with inset wash hand basin and storage beneath, radiator, velux window to the rear aspect.

REAR GARDEN

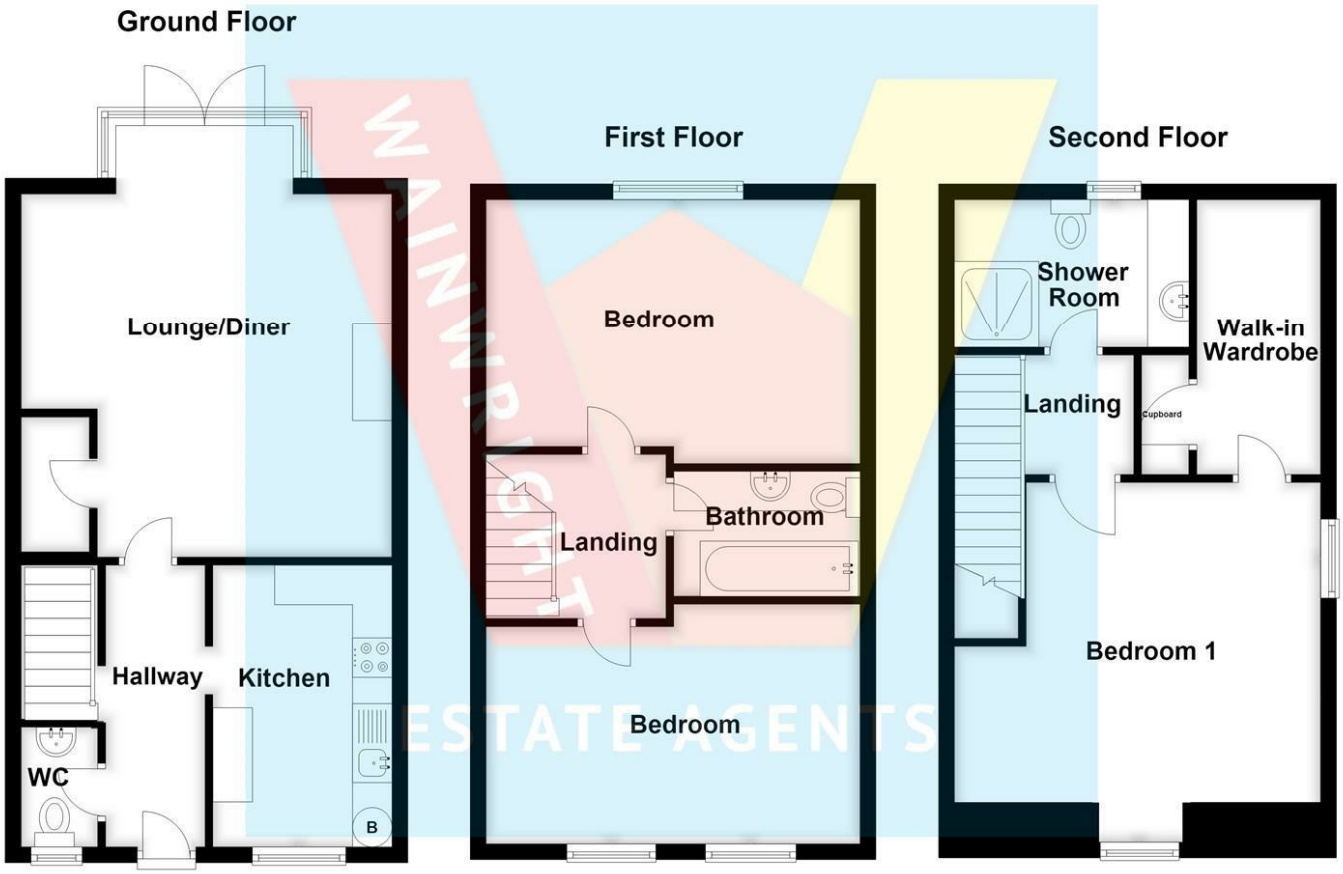
Enclosed level rear garden with patio area providing an ideal spot for entertaining or alfresco dining, raised flower beds, picket style fence with opening leading to the remainder of the garden which is mainly laid to lawn with a low maintenance gravelled area.

PARKING

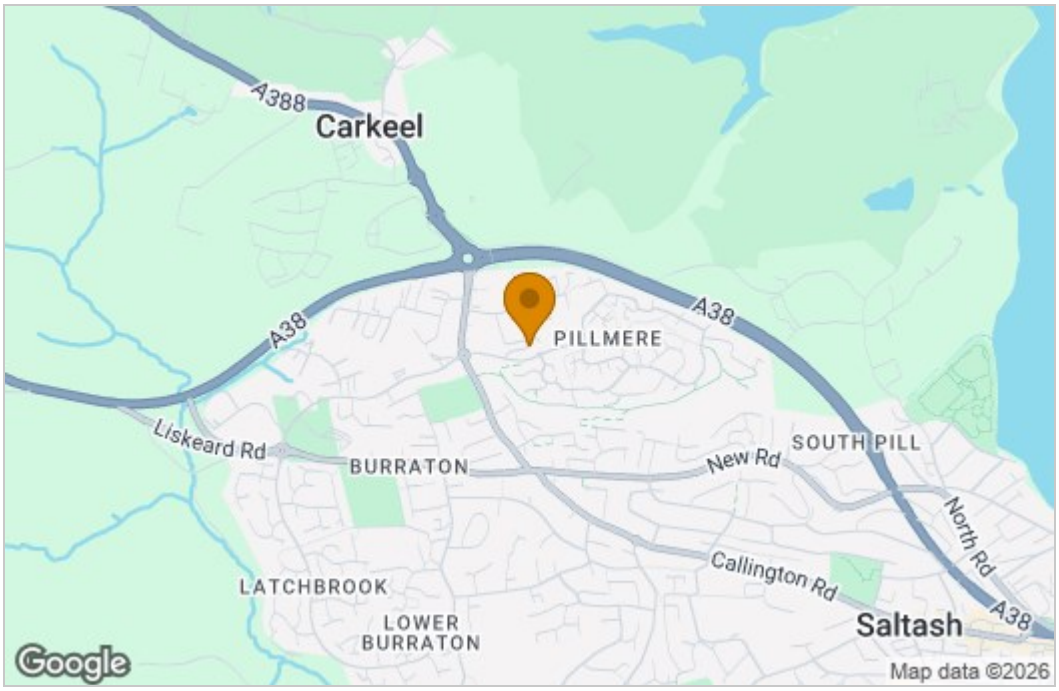
To the front of the property there is an allocated tandem style parking space for two cars.

SERVICES

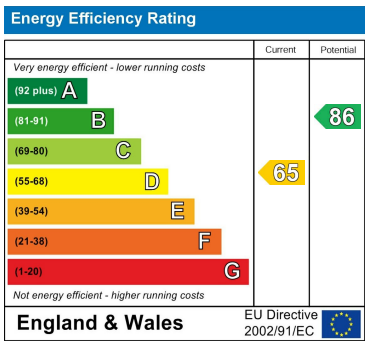
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

61 Fore Street, Saltash, Cornwall, PL12 6AF
Tel: 01752 849689 Email: sales@wainwrightestateagents.co.uk https://www.wainwrightestateagents.co.uk