



ESTATE AGENTS

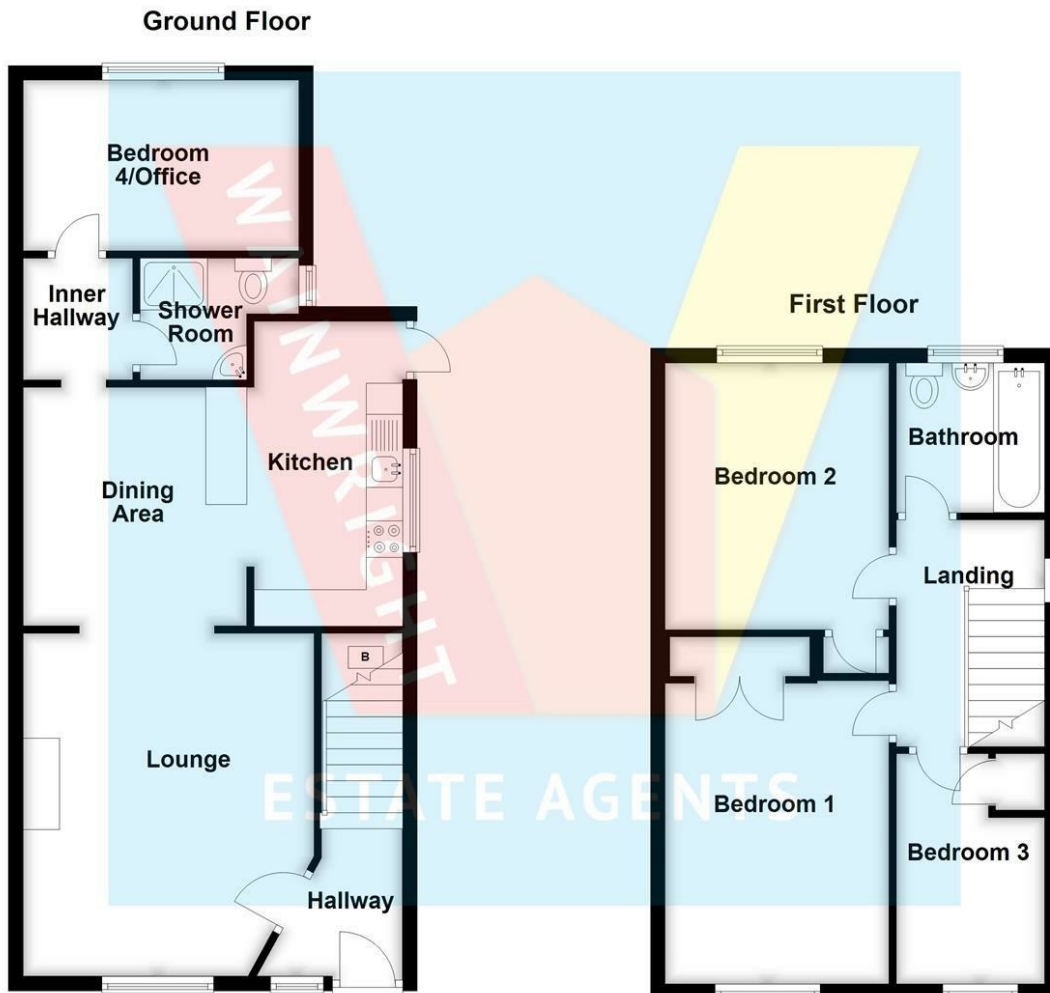


18 Wearde Road, Saltash, PL12 4PP

Wainwright Estate Agents are delighted to offer for sale this semi detached house located in the popular Cornish town of Saltash. The accommodation briefly comprises lounge, kitchen/diner, bedroom 4/office and shower room on the ground floor with three bedrooms and family bathroom on the first floor, gardens to the front and rear, garage and long brick paved driveway. Other benefits include double glazing and gas central heating. To appreciate the location, size and all this home has to offer an internal viewing really is essential. EPC = C (73) Follow. Freehold Property. Council Tax Band C

- SEMI DETACHED HOUSE IN A MUCH SOUGHT AFTER LOCATION
- LOUNGE, KITCHEN/DINER
- FOUR BEDROOMS (BEDROOM FOUR ON THE GROUND FLOOR)
- SHOWER ROOM ON THE GROUND FLOOR AND FAMILY BATHROOM ON THE FIRST FLOOR
- GARAGE WITH GOOD SIZE BRICK PAVED DRIVEWAY
- FRONT AND REAR GARDENS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EARLY VIEWING ADVISED
- FREEHOLD PROPERTY - COUNCIL TAX BAND C

£300,000



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		