



ESTATE AGENTS



357 New Road, Saltash, PL12 6HL

Offers In Excess Of £150,000

This two/three bedroom semi detached elevated bungalow in need of modernisation. The property enjoys an elevated position close to many amenities and boasts wonderful views over saltash with the rolling countryside of Dartmoor in the distance. The accommodation comprises entrance porch and hallway, two/three bedrooms, spacious reception rooms, kitchen and a bathroom. The property benefits from upvc double glazing, and features a front garden area to soak in the views and potential to create off road parking as some neighbours have already done, raised rear gardens with paved seating areas.

Viewing's are recommended to appreciate the accommodation and views of this property

Freehold Property Council Tax Band C Epc TBC

Porch

Upvc entrance door, partglazed door into main hallway.

Hallway

Doors to all ground floor rooms, fitted carpet, electric wall heater and ceiling light.

Study 8'2" x 7'6" (2.5 x 2.3)

Double glazed window to the front aspect, wood paneling and wall lights.

Living Room 15'8" x 12'1" (4.8 x 3.7)

A spacious and light room with delightful views towards Dartmoor National Park, electric storage heater, carpet and ceiling light.

Dining Room / Bedroom 11'1" x 10'5" (3.4 x 3.2)

A room which has dual use of either a further bedroom or dining room.

With carpet, window to the rear aspect, ceiling light, storage heater and electric meter.

Bathroom

Window to the side aspect, panel bath with electric shower over, pedestal sink, low level Wc and mostly tiled.

Kitchen Diner 14'9" x 12'1" (4.5 x 3.7)

A spacious kitchen area with a range of base and wall units, space for white goods and cooker space with extraction over.

Work surfaces with stainless steel sink and mixer tap, tiled splash backs, storage heater and stairs leading to the first floor.

Landing

Carpeted with access to eaves storages and further storage cupboard and storage heater

Bedroom 12'1" x 8'2" (3.7 x 2.5)

Window to the rear aspect, reduced head height in some areas and ceiling light

Bedroom 15'5" x 7'6" (4.7 x 2.3)

Window to the front aspect with far reaching views towards Dartmoor, built in storage, wall lights and carpeted

Outside

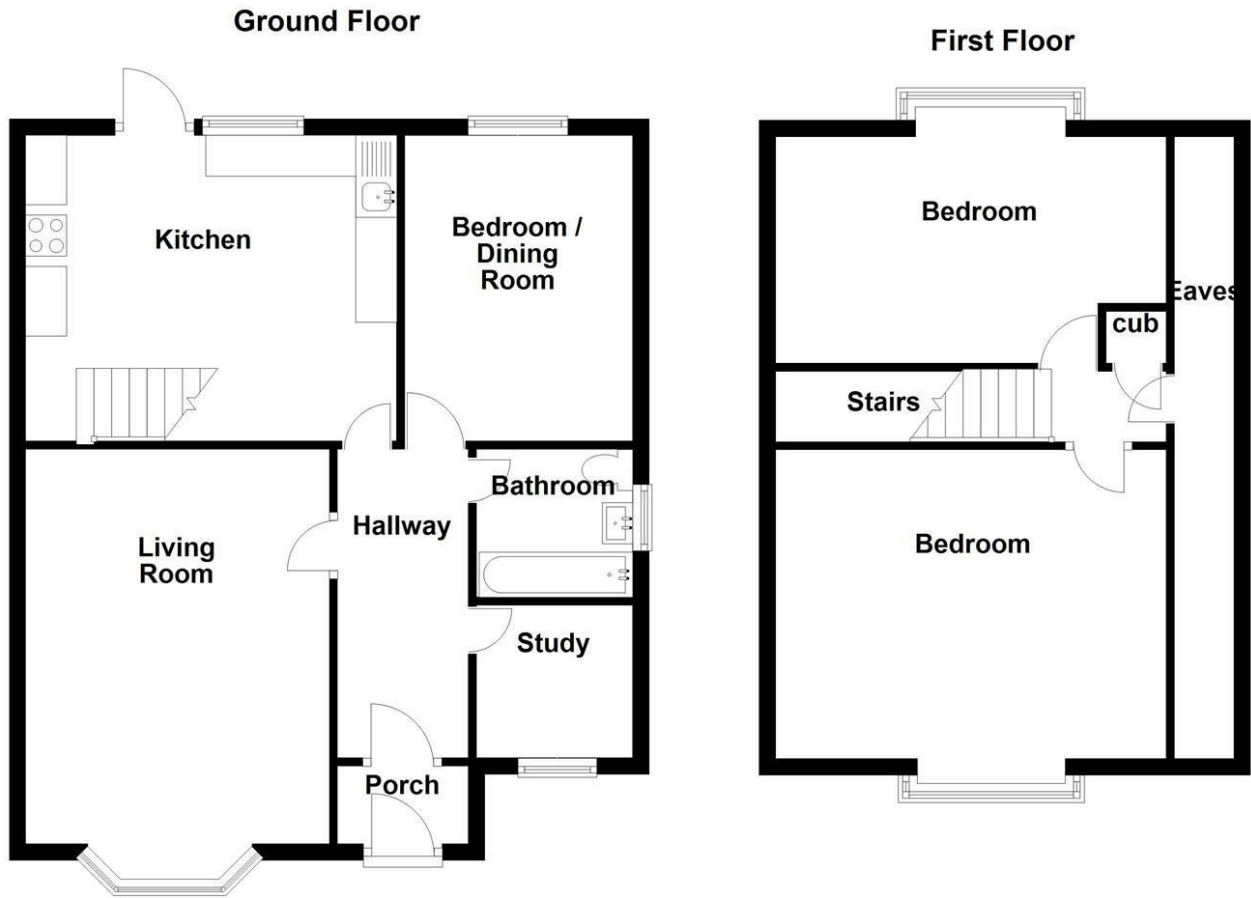
To the front of the property is a terraced garden and steps leading to the front entrance door.

A mix of mature shrubs and bushes, with potential to create an off road parking area as similar properties have done.

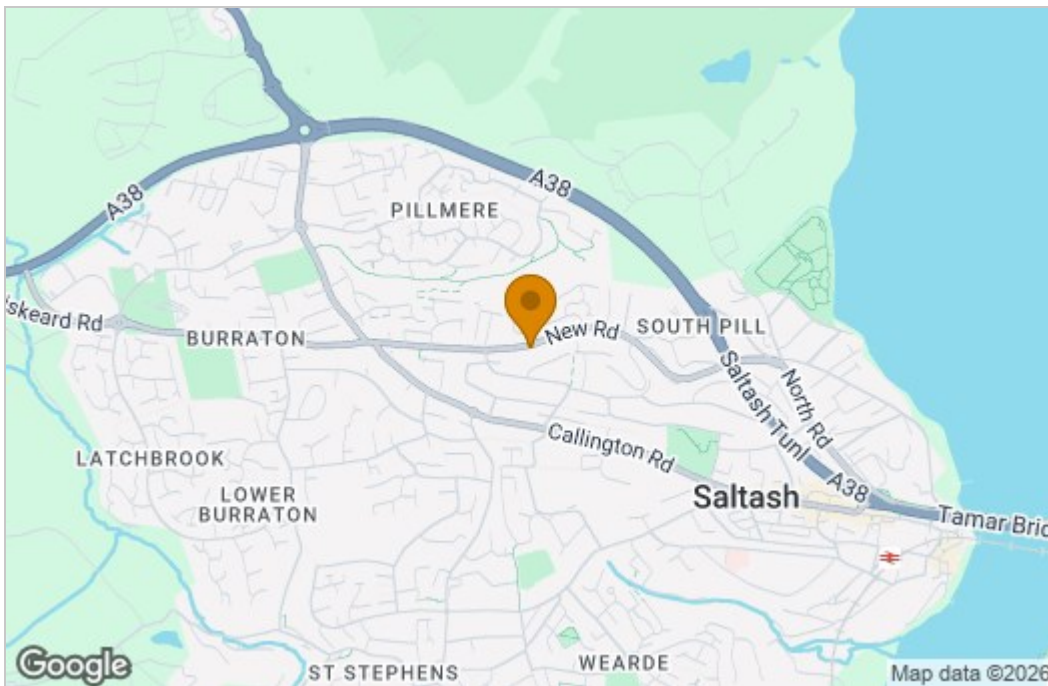
To the rear is a block paved area, steps leading to a further paved area and further steps to a delightful seating area, with a mix of mature shrubs and bushes.

There is a side gate giving access to the front of the property.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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>