



ESTATE AGENTS



3 Slannings, Saltash, PL12 4RT

Asking Price £310,000

Nestled in the charming Cornish village of Trematon, Saltash is this detached bungalow offered for sale with NO ONWARD CHAIN. The accommodation briefly comprises lounge, kitchen/breakfast room, two double bedrooms, shower room, front and rear gardens, driveway offering ample parking for several vehicles with additional parking at the front of the property, garage leading into a workshop. Being situated in a popular village, residents can enjoy the tranquil surroundings while still having access to local amenities. The absence of an onward chain makes this property an attractive option for those looking to move in without delay. This bungalow is not just a house; it is a home waiting to be filled with memories. This property offers a wonderful opportunity to embrace the serene lifestyle that Cornwall has to offer. Don't miss the chance to make this charming bungalow your own. EPC = F (30) Freehold Property. Council Tax Band C

LOCATION

The Cornish village of Trematon is approx. 8 miles west of Plymouth and approx 2 miles from Saltash, the surrounding countryside is steeped in history. It is said to take its name from Trematon Castle. The village is within easy commuting distance to Plymouth, Liskeard and Callington having excellent access to the A38 leading into Cornwall and Devon via the Tamar Bridge. There are local schools in Landrake and Saltash and the main supermarkets are situated at Carkeel, approx. 1 mile from Trematon. The Cornish beaches of Downderry and Seaton are a short drive away, along with both St Mellion International Golf Resort and the China Fleet golf and country club, which both offer excellent leisure facilities.

ENTRANCE



Front door leading into the hallway.

HALLWAY

Doorways leading into the living accommodation, wall mounted electric heater. Airing cupboard which houses the hot water cylinder and has shelving. Good size loft which is part boarded.

LOUNGE 15'10 x 11'8 (4.83m x 3.56m)



Dual aspect room with double glazed windows to the front and side aspect, wall mounted electric heater, power points, feature fireplace, coved ceiling.

KITCHEN/BREAKFAST ROOM 11'2 x 10'8 (3.40m x 3.25m)



Matching range of kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit, tiled splashbacks, space for cooker, space and plumbing for washing machine, various power points, wall mounted electric heater, windows to the side and rear aspect, breakfast bar, doorway leading to the rear garden.



BEDROOM 1 13'00 x 11'5 (3.96m x 3.48m)



Double glazed window to the front aspect, wall mounted electric heater, various power points, two built in wardrobes and storage cupboard with shelving.



BEDROOM 2 13'10 x 8'8 (4.22m x 2.64m)



Double glazed window to the rear aspect, wall mounted electric heater, power points.

SHOWER ROOM



Matching shower suite comprising shower cubicle with electric shower and tiled splashback, wash hand basin, low level w.c., obscure glass window to the rear aspect, part tiled walls, wall mounted heater.

FRONT GARDEN



To the front of the property the garden is mainly laid to lawn with various flowers and plants.

REAR GARDEN



Level enclosed rear garden which has a patio providing an ideal spot for entertaining or alfresco dining, laid to lawn area, wild flower area, vegetable plot, wooden gateway leads to the driveway and front of the property, doorway leading into the garage and workshop, doorway leading to a covered area which leads to a doorway leading to the front garden.





GARAGE 19'00 x 10'6 (5.79m x 3.20m)

Accessed via up and over garage door, power and lighting, window to the side aspect.

WORKSHOP 25'7 x 10'11 (7.80m x 3.33m)

Power and lighting, window to the side aspect, inspection pit.

DRIVEWAY



Provides ample parking for several vehicles, to the front of the property there is also additional off road parking.

SERVICES

The property benefits from mains electric , mains water and septic tank.

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

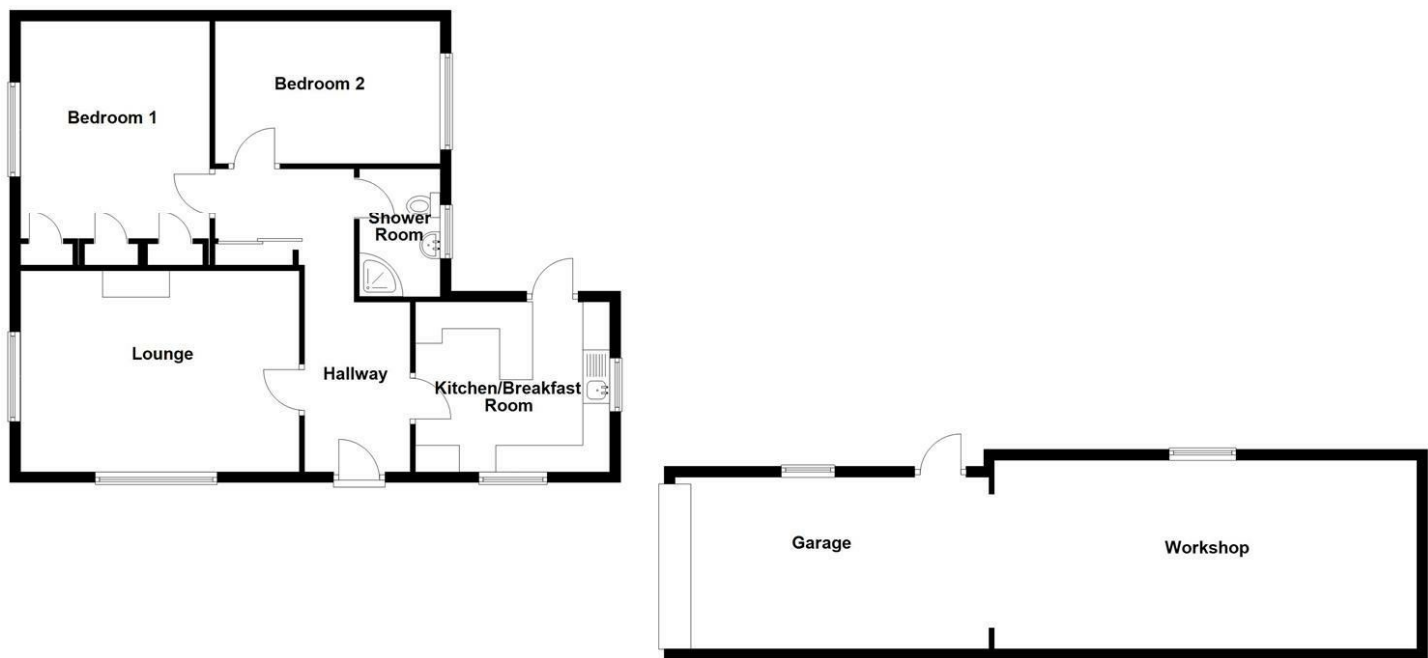
Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

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

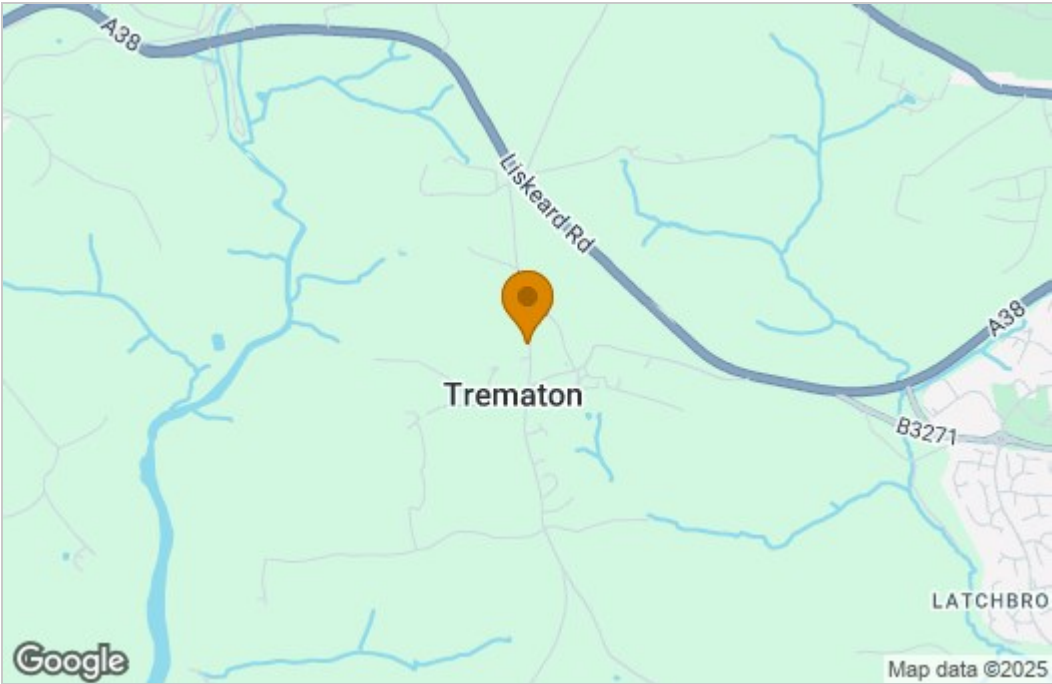
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Floor Plan

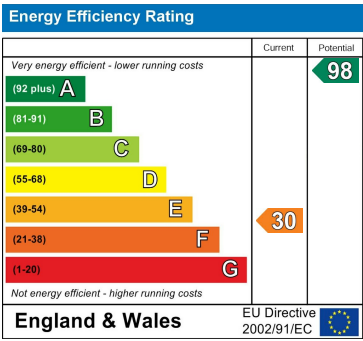
Floor Plan



Area Map



Energy Efficiency Graph



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