WAINWRIGHT
ESTATE AGENTS









212 Callington Road, Saltash, PL12 6LN

Asking Price £230,000

Welcome to this charming semi-detached house located on Callington Road in the picturesque town of Saltash. This property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office.

One of the standout features of this home is the parking space available for one vehicle, providing ease and convenience for those with a car. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this property offers a wonderful opportunity to create a warm and welcoming home.

Don't miss out on the chance to make this lovely house your own and enjoy the best of what Saltash has to offer. Contact us today to arrange a viewing and take the first step towards finding your dream home on Callington Road. EPC - E (42). Freehold. Council Tax Band B

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 also various popular schools in the locality. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

ENTRANCE
uPVC front door leading into the entrance Porch.

PORCH
Double glazed windows to the front aspect, coat hanging space, tiled flooring, doorway with obscure glass leading into the hallway.

HALLWAY



Stairs leading to the first floor, doorways leading into the downstairs living accommodation, radiator, power point.

LOUNGE 14'8 (into bay window) x 11'5 (4.47m (into bay window) x 3.48m)
Bay window to the front aspect, radiator, various power points, coved ceiling, decorative fireplace.

KITCHEN/DINER 17'8 x 12'00 (5.38m x 3.66m)



KITCHEN AREA



Matching range of kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space for cooker, power points, double glazed window to the side aspect, doorway leading to the rear garden, archway leading into the dining area.

DINING AREA



Double glazed window to the rear aspect, range of matching kitchen units comprising wall mounted and base units with worksurface above, space for fridge/ freezer, power points, radiator.

STAIRS
Leading to the first floor landing.

LANDING
Doorways leading into the first floor living accommodation, window to side aspect.

BEDROOM 1 11'2 x 10' 8 (3.40m x 3.05m 2.44m)



Double glazed window to the rear aspect with a plesant outlook, power points.

BEDROOM 2 11'10 x 8'8 (3.61m x 2.64m)

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

BEDROOM 3 10'00 x 7'7 (3.05m x 2.31m)



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

BATHROOM



Matching bathroom suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level w.c, tiled walls, obscure glass double glazed window to the rear aspect.

BASEMENT ROOM 1 17'2 x 10'11 (5.23m x 3.33m)



Accessed via doorway from the rear garden, limited head room, power and lighting, window the side aspect, boiler, kitchen base units with worksurface above, sink, opening leading into further basement room.

BASEMENT ROOM 2 17'2 x 13'10 (5.23m x 4.22m)

Ideal for storage with limited head room, power and lighting.

REAR GARDEN



Accessed via steps from the kitchen, enclosed garden which is mainly laid to lawn with various mature shrubs and bushes to the boarders, patio rea providing an ideal spot for entertaining or alfresco dining, pathway at the side of the property where there is a wooden gateway leading to the front of the property.

OUTSIDE W.C.

W.c.

DRIVEWAY



To the front of the property there is a driveway providing off road parking.

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

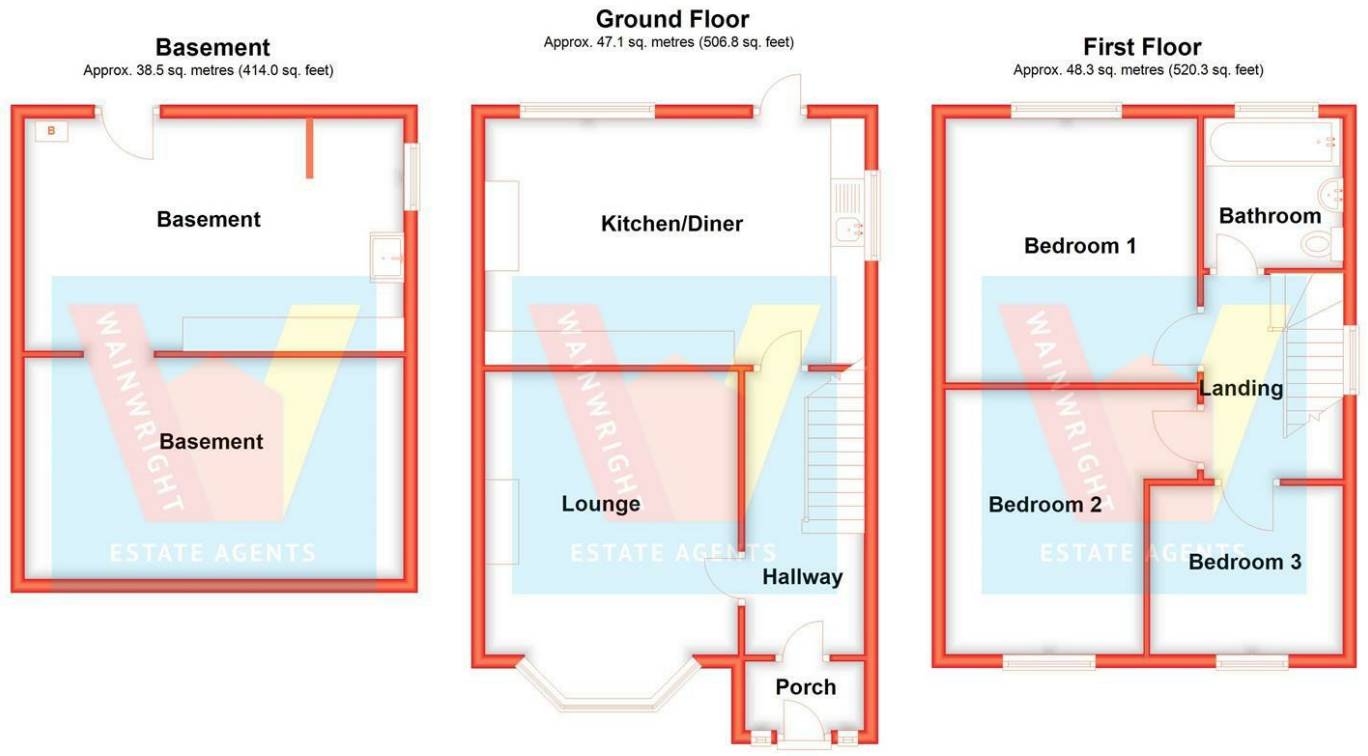
https://labs.thinkbroadband.com/local/index.php

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

AGENTS NOTE

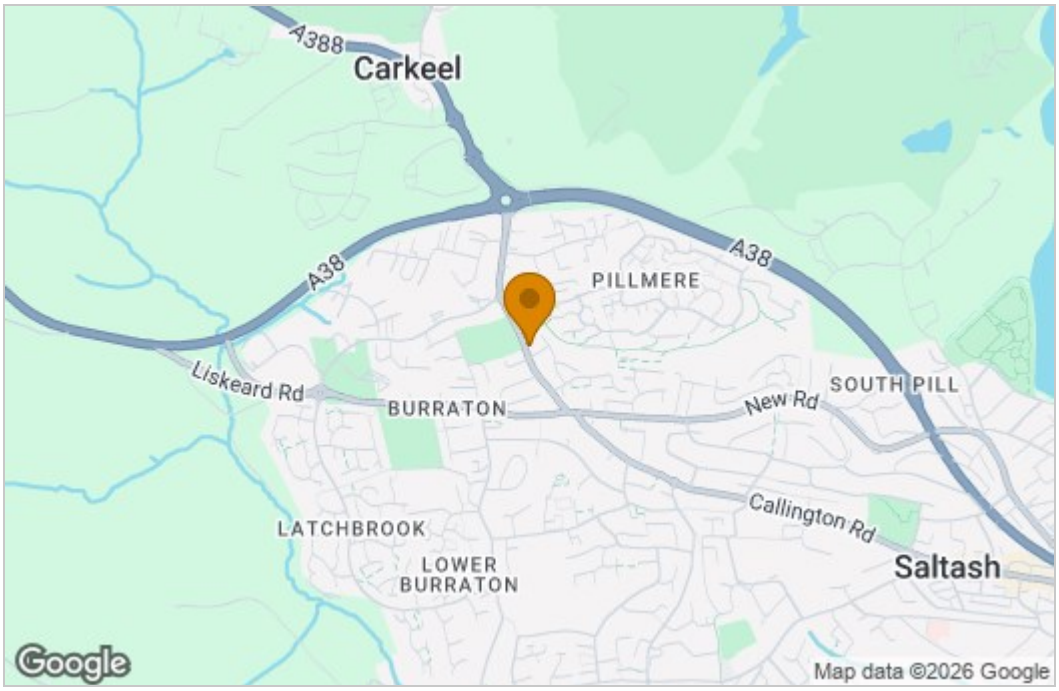
Should a purchaser(s) have an offer accepted on a property marketed by Wainwright Estate Agents, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £30 +VAT = Total £36.00 per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Floor Plan

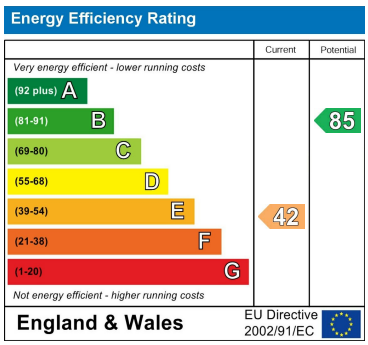


Total area: approx. 133.9 sq. metres (1441.0 sq. feet)

Area Map



Energy Efficiency Graph



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