



ESTATE AGENTS



Warfelton Crescent, Saltash, PL12 4NB

Asking Price £100,000

Located in the popular Cornish town of Saltash, is this delightful first floor flat with its own entrance door offering a perfect blend of comfort and convenience. The accommodation briefly comprises entrance porch, lounge, kitchen, two well-proportioned bedrooms and bathroom. The property has its own private garden and also benefits from double glazing and gas central heating. This residence would be ideal for individuals or small families. This apartment is a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a popular Cornish town.

Don't miss the chance to make this property your new home. EPC = C (75). Council Tax Band A. Leasehold property 125 year leave from new with 115 years remaining. For service charge and ground rent please see leasehold information.

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 side and rear aspect, doorway leading into the hallway.

HALLWAY



Doorways leading into the living accommodation, radiator, power point, loft hatch providing access to the loft space.

LOUNGE 15'00 x 10'7 (4.57m x 3.23m)



Double glazed window to the front aspect, radiator, various power points, feature fireplace, coved ceiling.



KITCHEN 8'3 x 5'10 (2.51m x 1.78m)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, radiator, various power points, space for cooker, walk in pantry with shelving, space for fridge/freezer, double glazed window to the rear aspect.

BEDROOM 1 11'4 x 10'10 (3.45m x 3.30m)



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



BEDROOM 2 9'2 x 8'4 (2.79m x 2.54m)



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

BATHROOM



Matching modern white bathroom suite comprising panelled bath with shower above, pedestal wash hand basin, low level w.c., radiator, double glazed window to the rear aspect.

GARDENS



To the front of the property there is a gateway with pathway leading to steps which lead up to the front door. To the side of the property there is a pathway leads to a gateway providing access into the private rear garden which is mainly laid to lawn with various plants and shrubs to the borders.

SERVICES

The property benefits 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 Internet provider speeds top the property location

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

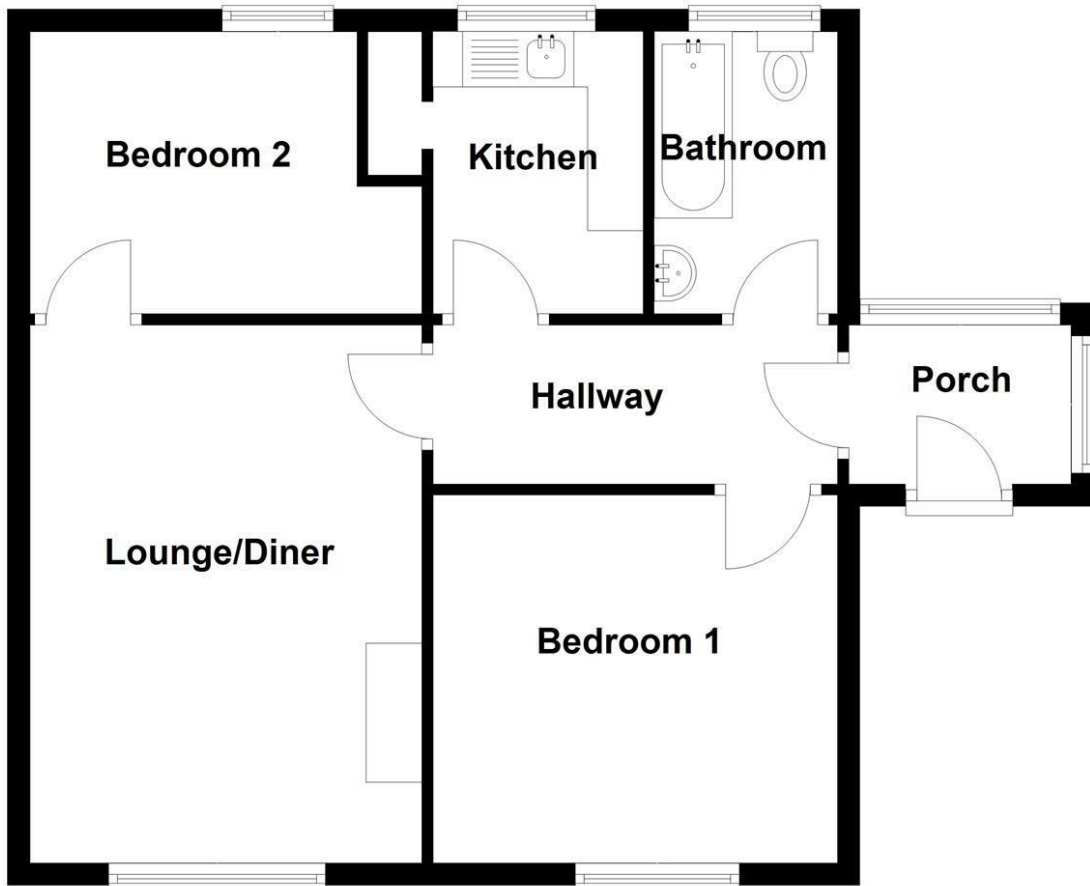
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

LEASEHOLD INFORMATION

125 year lease when new with 115 years remaining. The ground rent is £10.00 per annum. The service charge is £125.00 per annum.

Floor Plan

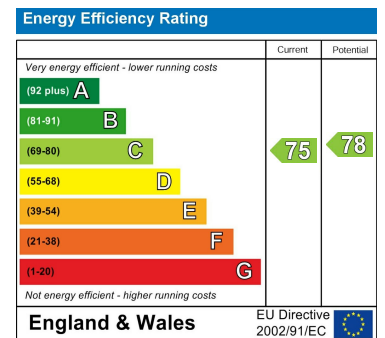
Floor Plan



Area Map



Energy Efficiency Graph



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