



ESTATE AGENTS



## 12 Cowdray Terrace, Saltash, PL12 4NN

**Asking Price £350,000**

Located in the popular Cornish town of Saltash is this delightful detached house offering a perfect blend of comfort and convenience. The well presented accommodation briefly comprises lounge, dining room, modern fitted kitchen, office/bedroom four, utility room, cloakroom on the ground floor with three double bedrooms the master bedroom having an en-suite shower room, modern family bathroom on the first floor. Enclosed rear and side gardens with entertainment area. Garage and off road parking to the front. Other benefits include double glazing and gas central heating. This charming home is not just a place to live; it is a sanctuary that offers both comfort and style. With its prime location and thoughtful design, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely house your new home. EPC = D (62) Council Tax Band D. Freehold.

## LOCATION

The property is located in a tucked away position within a cul-de-sac. 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 various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

## ENTRANCE

uPVC front door with obscure glass leading into the hallway.

## HALLWAY

Doorways leading into the downstairs living accommodation, radiator, double glazed window to the side aspect, coved ceiling.

## LOUNGE 19'10 (at max) x 15'11 (6.05m (at max) x 4.85m)



uPVC double glazed sliding patio doors leading to the rear garden, radiator, various power points, feature fire place with inset gas fire, coved ceiling, doorways leading into the kitchen and the dining room, uPVC double glazed doors leading to the outside entertainment area and side garden.



## KITCHEN 13'3 x 9'10 (4.04m x 3.00m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, intergrated dishwasher, cooker range with five ring gas hob and extractor hood above with oven below, space for fridge/freezer, double glazed window to the rear aspect overlooking the rear garden, doorway which leads to a rear hallway area.



### DINING ROOM 13'2 x 8'2 (4.01m x 2.49m)



Double glazed window to the front aspect, radiator, various power points, storage cupboard, wall mounted gas boiler, doorway leading into the lounge.



### OFFICE/BEDROOM 4 9'4 x 9'00 (2.84m x 2.74m)



Double glazed window to the front and side aspect, radiator, various power points, doorway leading into the utility room.

### UTILITY ROOM 9'00 x 5'2 (2.74m x 1.57m)

Range of matching kitchen units, worksurface, circular sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, double

glazed window to the side aspect, power points, doorway leading the side garden area.

### DOWNSTAIRS W.C.



Low level w.c., wash hand basin, storage cupboards, double glazed window to the front aspect.

### REAR HALLWAY

Accessed via doorways from the kitchen and dining room, doorway leading to side of the property, stairs leading to the first floor.

### LANDING

Doorways leading into the first floor living accommodation.

### BEDROOM 1 14'11 (at max) x 9'10 (4.55m (at max) x 3.00m)

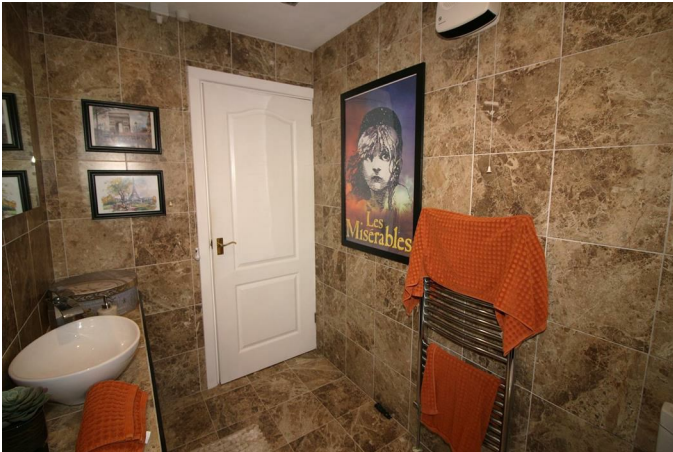


Double glazed window to the rear aspect, radiator, various power points, storage cupboard, doorway leading into the en-suite shower room.

### EN-SUITE SHOWER ROOM



Modern shower room with shower cubicle, low level w.c., vanity unit with inset wash hand basin and cupboard beneath, chrome towel radiator, tiled walls and flooring, double glazed window to the front aspect.



### BEDROOM 2 11'10 x 10'9 (3.61m x 3.28m)



Double glazed window to the rear aspect, radiator, power points, range of built in wardrobes.

### BEDROOM 3 12'01 (at max) x 9'8 (3.68m (at max) x 2.95m)



Double glazed window to the front aspect, radiator, power points, range of wall to wall built in wardrobes.



### FAMILY BATHROOM



Modern family bathroom with P shaped shower bath with shower above, low level w.c., vanity unit with inset wash hand basin and cupboard beneath, chrome towel radiator, tiled walls, double glazed window to the front aspect.



## OUTSIDE



The property has gardens to the side and rear and a driveway at the front providing off road parking, gateway which leads to the side and rear of the property.

## REAR GARDEN



Enclosed level rear garden which is mainly laid to lawn with a selection of plants, shrubs and trees.

## SIDE GARDEN



Paved area with various plants and shrubs to the borders, the side garden leads to a storage area and to the rear of the garage where there is a doorway leading into the garage.

## ENTERTAINMENT AREA



Accessed via doorway from the lounge, seating area providing an ideal spot for entertaining or alfresco dining.

### **GARAGE 27'10 x 9'00 (8.48m x 2.74m)**

Up and over door garage door, power and lighting, window to the side aspect and doorway leading to the side garden.

### **WORKSHOP**

Located at the rear of the garage and accessed via doorway from the garden, power and lighting.

### **PARKING**

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

### **SERVICES**

This property benefits from mains gas, mains water and mains electricity

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

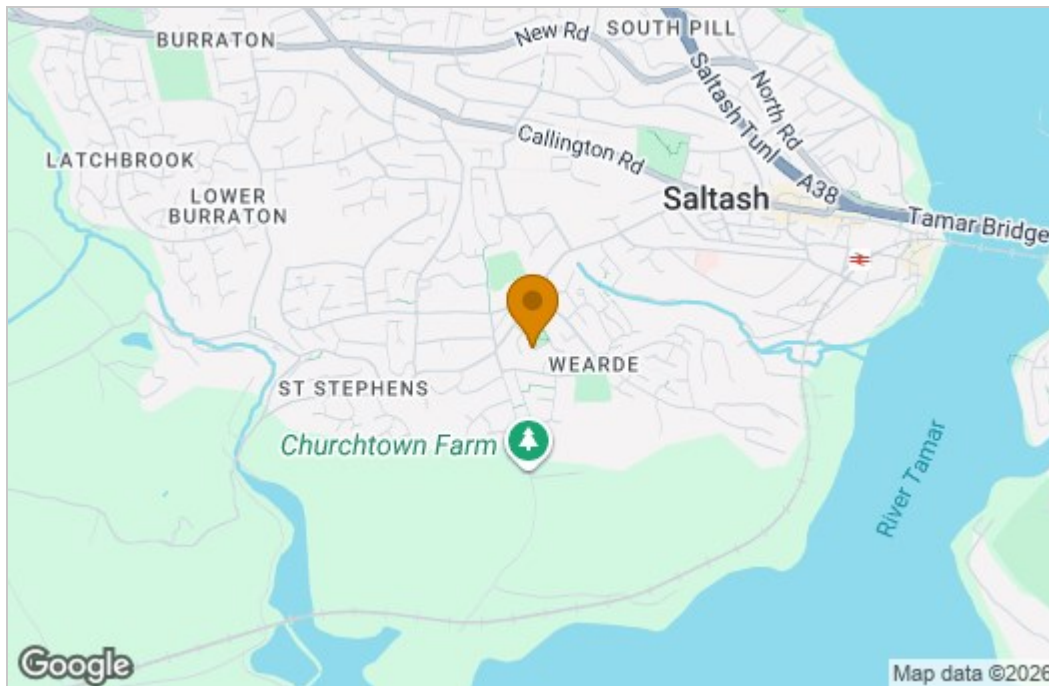
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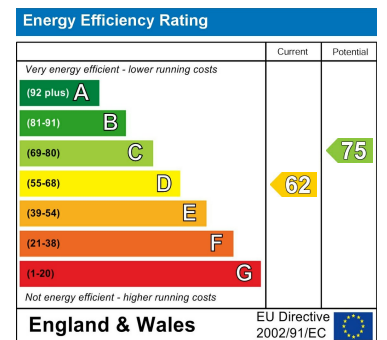
# Floor Plan



# Area Map



# Energy Efficiency Graph



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