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ESTATE AGENTS









33 Biscombe Gardens, Saltash, PL12 6EG

Asking Price £215,000

Nestled in the charming area of Biscombe Gardens, Saltash, this delightful terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The lounge provides a warm and welcoming space with double glazed patio doors leading onto the balcony, the kitchen/diner is accessed from the lounge. One of the standout features of this home is the stunning views of the River Tamar, which can be enjoyed from the front aspect. The picturesque surroundings enhance the overall appeal. Other benefits include modern shower room, double glazing and gas central heating. The property has an enclosed rear garden, garage with extra storage and driveway providing off road parking. In summary, this terraced house in Biscombe Gardens is a fantastic opportunity for anyone looking to settle in a sought-after location with lovely views. Don't miss the chance to make this property your new home. EPC = C (70). Council Tax Band C. Freehold.

LOCATION



The property is located in an enviable position within the popular cul-de-sac of Biscombe Gardens which has a pathway leading down to the water front of Saltash on the banks of The River Tamar. 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

Front door leading into the hallway.

HALLWAY

Stairs leading to the first floor, radiator, doorway leading into the garage.

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



Double glazed patio doors leading onto a balcony, radiator, various power points, stairs leading to the second floor, doorway leading into the kitchen/diner.





KITCHEN/DINER 11'8 x 10'5 (3.56m x 3.18m)



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 and dishwasher, various power points, radiator, wall mounted boiler which supplies the hot water and central heating system, double glazed window to the rear aspect, doorway leading to the rear garden.



STAIRS
Leading from the lounge to the first floor landing.

BEDROOM 1 11'8 x 10'3 (3.56m x 3.12m)



Double glazed window to the front aspect with lovely views of The River Tamar and extending towards Dartmoor, radiator, power points, picture rail, linen cupboard with shelving.

BEDROOM 2 11'8 x 7'4 (3.56m x 2.24m)



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

BATHROOM



Matching bathroom suite comprising walk in double shower with tiled splashbacks, vanity unit with inset wash hand basin and storage beneath, low level w.c., radiator.

GARAGE 17'6 x 8'10 (5.33m x 2.69m)
Power & Lighting, additional storage area accessed via opening at the rear of the garage.

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

REAR GARDEN



Tiered rear garden which has a patio area providing an ideal sport for entertaining or alfresco dining, outside water taps, steps leading to a decked area and further steps leading to a gravelled area.







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

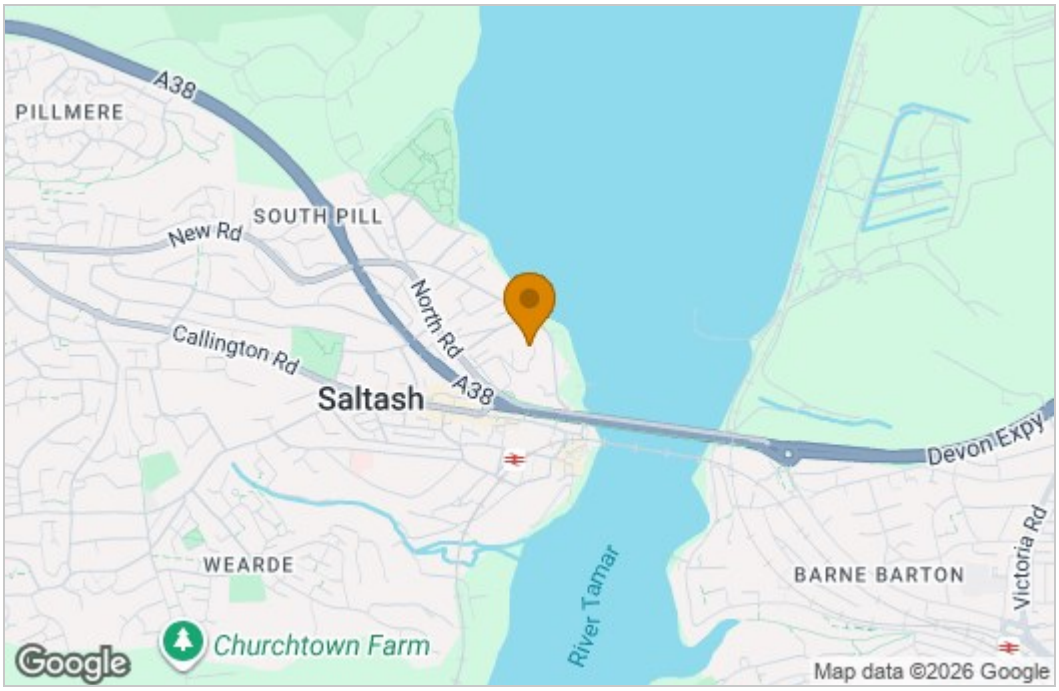
AGENTS NOTE

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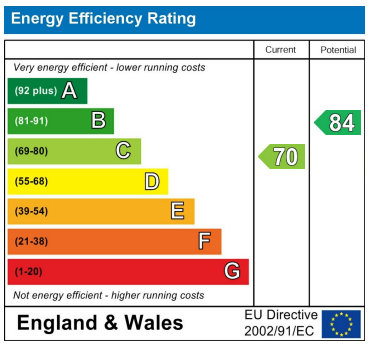
Floor Plan



Area Map



Energy Efficiency Graph



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