



ESTATE AGENTS



## 16 Adams Beck, Saltash, PL12 5DH

**Asking Price £330,000**

Nestled in the charming village of Landrake is this delightful detached house offering a perfect blend of comfort and scenic beauty. The accommodation briefly comprises lounge/diner, modern fitted kitchen leading into the breakfast room, downstairs cloakroom, three bedrooms and modern family bathroom.

One of the standout features of this home is the stunning countryside views that can be enjoyed from various vantage points throughout the property. The picturesque surroundings create a serene environment, making it a wonderful retreat from the hustle and bustle of everyday life. The house is equipped with double glazing and Gas central heating which further enhances the comfort of the home, providing a cosy atmosphere during the cooler months. For those with vehicles, the property boasts ample parking space for various vehicles, a rare find in such a desirable location. The popular village of Landrake offers a sense of community and convenience, with local amenities and transport links within easy reach. This property is a true credit to the current owner, showcasing both charm and practicality. Whether you are looking to settle down in a peaceful village or seeking a family home with ample space, this house is certainly worth considering. EPC = TBC. Council Tax Ban D. Freehold Property

## LOCATION



Landrake is a popular village in South East Cornwall situated approx. three miles west of Saltash which is often known as the gateway to Cornwall. Landrake has a Post Office and shop, Public House and a very popular and much sought after primary school. The Village offers good transport links to the surrounding areas and The City of Plymouth and along the A38 corridor.

## ENTRANCE

uPVC front door leading into the entrance vestibule.

## ENTRANCE VESTIBULE

Double glazed obscure glass window to the front aspect, ceiling light point, doorway leading into the hallway.

## HALLWAY



Doorways leading into the downstairs living accommodation, radiator, power points, stairs leading to the first floor.

## LOUNGE/DINER 25'6 x 8'10 (7.77m x 2.69m)



## LOUNGE AREA



Double glazed window to the front aspect, radiator, various power points, feature stone fire place with inset gas fire. The lounge opens in the dining area.

## DINING AREA



Double glazed window to the rear aspect with stunning views overlooking the local countryside, radiator, power points.



**KITCHEN 10'5 x 8'10 (3.18m x 2.69m)**



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in electric oven with gas hob and extractor hood above, double glazed window to the rear aspect with stunning views overlooking the local countryside, various power points, opening leading into the breakfast room.

**BREAKFAST ROOM 8'5 x 7'8 (2.57m x 2.34m)**

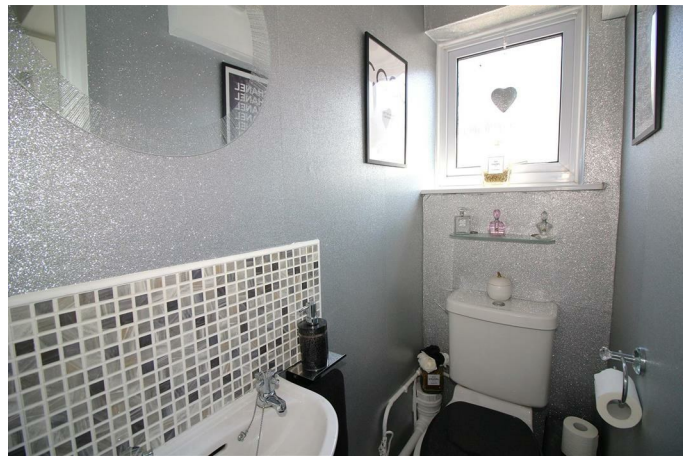


Matching kitchen base units with worksurfaces above, space and plumbing for washing machine and dishwasher, space for fridge/freezer, power

points, uPVC double glazed patio doors leading out onto a raised decked area providing an ideal spot for entertaining or alfresco dining.



**DOWNSTAIRS CLOAKROOM**

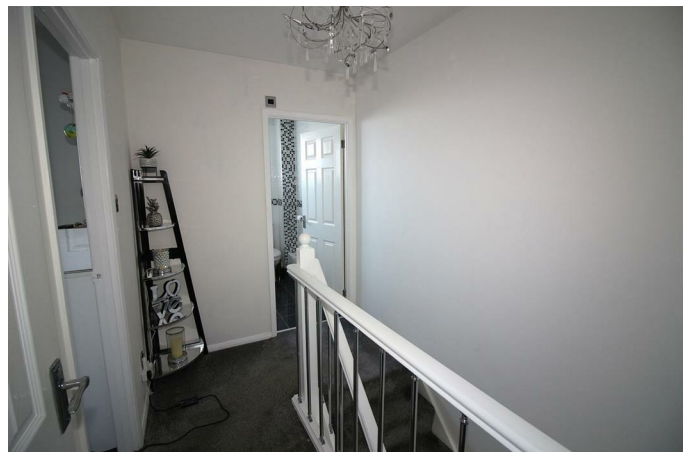


Low level w.c., wash hand basin, obscure glass double glazed window to the front aspect, radiator.

**STAIRS**

Leading to the first floor landing.

**LANDING**



Doorways leading into the first floor living accommodation, linen cupboard, loft hatch providing access to the loft space.

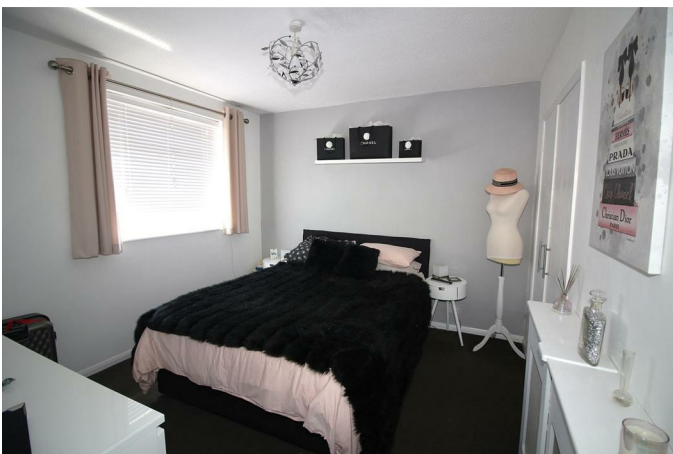
### BEDROOM 1 12'6 x 11'10 (3.81m x 3.61m)



Double glazed window to the rear aspect with stunning views of the local countryside, radiator, power points, built in wardrobe.



### BEDROOM 2 10'10 x 10'3 (3.30m x 3.12m)



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

### BEDROOM 3 7'3 x 7'00 (2.21m x 2.13m)

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

### BATHROOM



Modern matching bathroom suite comprising P shaped shower bath with electric shower above, pedestal wash hand basin, low level w.c., part tiled walls, radiator, obscure glass window to the front aspect.

### FRONT GARDEN



To the front of the property there are various mature plants and shrubs, paved area leading to the front door with ample space for a seating area.

### RAISED DECKED AREA



Accessed via patio doors from the breakfast room. This raised decked area provides a wonderful spot to sit and enjoy the stunning countryside views and

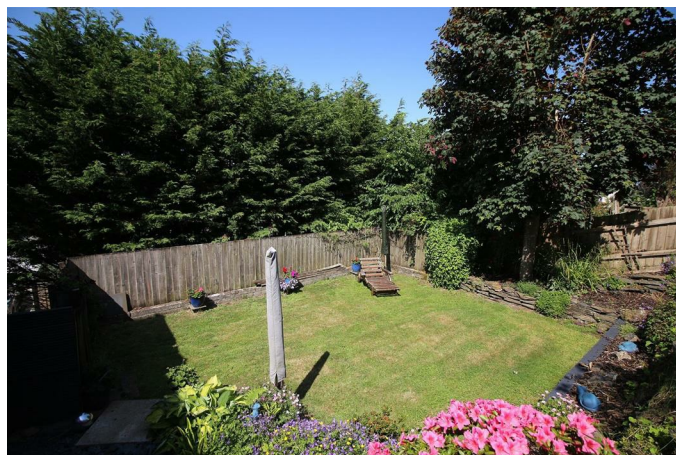
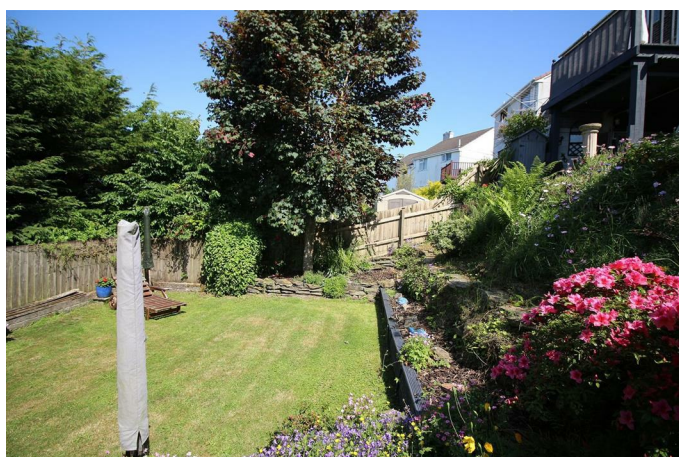
provides an ideal spot for entertaining or alfresco dining.



## REAR GARDEN



Steps leading down to the rear garden where there is a grassed area with various mature plants, shrubs and flowers, storage area beneath the raised wooden decked area. Steps leading down to the remainder of the garden where there is a laid to lawn area with various flowers and plants, shrubs and trees, rockery area. Outside water tap.



## GARAGE

Garage with up and over door, power and lighting.

## DRIVEWAY



To the front of the property there is a driveway leading to the garage and two further parking spaces.

## 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 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>

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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