



ESTATE AGENTS



**61 Old Ferry Road, Saltash, PL12 6BJ**

**Asking Price £270,000**

Offered for sale with no onward chain. Located on Old Ferry Road in Saltash, this mid terrace house offers a delightful opportunity for those seeking a serene lifestyle by the water. The accommodation briefly comprises lounge, dining room, kitchen/breakfast room, downstairs w.c. on the ground floor with bathroom and two double bedrooms on the first floor, front and enclosed rear garden. Other benefits include double glazing and gas central heating. One of the standout features of this residence is the stunning views of the River Tamar, which extend towards Dartmoor. The picturesque setting is perfect for those who appreciate the beauty of nature and the calming presence of water allowing for leisurely strolls along the riverbank. This property presents a wonderful opportunity to embrace a tranquil lifestyle in a sought-after area. Do not miss the chance to make this lovely house your new home. EPC = D (67) Council Tax Band C. Freehold Property.



## LOCATION



This mid terraced period house is just a stones throw from the banks of the Tamar and enjoys wonderful views towards Plymouth, Dartmoor and the surrounding countryside. 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 doors leading into the entrance vestibule.

## ENTRANCE VESTIBULE

Wall light point, tiled flooring, doorway leading into the hallway.

## HALLWAY

Doorways leading into the downstairs living accommodation, radiator, coved ceiling, stairs leading to the first floor with under stairs storage cupboard, dado rail.

## LOUNGE 17'00 (into bay window) x 12'8 (5.18m (into bay window) x 3.86m)



uPVC double glazed box bay window to the front aspect with stunning views of The River Tamar, local countryside and extends towards Dartmoor, radiator, various power points, coved ceiling, archway leading into the dining room.





**DINING ROOM 13'01 x 10'00 (3.99m x 3.05m)**



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

**KITCHEN/BREAKFAST ROOM**



**KITCHEN AREA 11'07 x 10'8 (3.53m x 3.25m)**



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, electric cooker range with cooker hood above, space for dishwasher, kitchen islands, double glazed window to the side aspect, various power points, tiled walls, archway leading into the breakfast room.

**BREAKFAST AREA 8'00 x 7'10 (2.44m x 2.39m)**



Double glazed doors leading to the rear garden, radiator, power points, downlighting, cupboard which has space and plumbing for washing machine, doorway leading into the downstairs w.c.

**DOWNSTAIRS W.C.**



Low level w.c., wash hand basin, chrome towel radiator, extractor fan, double glazed window to the side aspect, tiled walls.

**STAIRS**

Leading to a half landing with doorway leading into the bathroom, further stairs leading to the main landing.

**LANDING**

Doorways leading into the bedrooms, linen cupboard with shelving.



### BEDROOM 1 15'11 x 12'10 (4.85m x 3.91m)



Two double glazed windows to the front aspect with stunning views of The River, Tamar and extending towards Dartmoor, radiator, power points.

### BEDROOM 2 13'2 x 10'6 (4.01m x 3.20m)



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

### BATHROOM



Bathroom suite comprises walk in shower cubicle with electric shower and tiled splashbacks, corner bath, low level w.c., bidet, vanity unit with inset wash hand basin and cupboards beneath, radiator, double glazed window to the rear aspect, linen cupboard with shelving, storage cupboard which houses the boiler, tiled walls.



### OUTSIDE



To the front of the property there is a small paved garden. To the rear of the property there is an enclosed level garden which has a patio area providing an ideal spot for entertaining or alfresco dining, raised flower beds various mature plants, shrubs and trees.





## LOCAL 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>

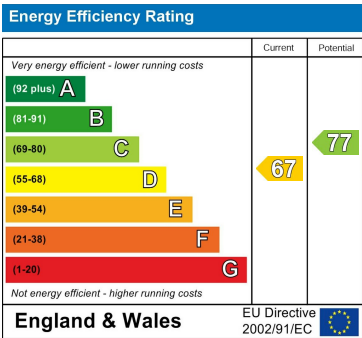
Floor Plan



Area Map



Energy Efficiency Graph



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