



ESTATE AGENTS



9 Trelawney Road, Saltash, PL12 4DB

Asking Price £250,000

Located in the popular location of Trelawney Road, Saltash, this detached dormer bungalow is offered for sale with NO ONWARD CHAIN. The accommodation which would benefit from modernisation briefly comprises lounge/diner, kitchen, bathroom and three bedrooms, front and rear gardens, garage and driveway. Set in a desirable location, this bungalow is close to local amenities and offers easy access to the surroundings of Saltash. Whether you are looking to invest, or find your new home, this property presents an excellent opportunity. Do not miss the chance to make this dormer bungalow your own. EPC = To Follow. Council Tax Band D. Freehold.

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 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



Doorways leading into the ground floor living accommodation, stairs leading to the first floor.

LOUNGE/DINER 20'01 x 11'2 (6.12m x 3.40m)



Light and airy room with windows to the front, side and rear aspect, wall mounted electric heater, power points.



KITCHEN 10'4 x 8'10 (3.15m x 2.69m)



Range of kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit, window to the rear aspect, doorway leading to the rear garden.



BATHROOM



Window to the front aspect, bath, low level w.c., pedestal wash hand basin, part tiled walls.

BEDROOM 11'10 x 8'11 (3.61m x 2.72m)



Patio doors leading to the rear garden, power points, wall mounted electric heater.

BEDROOM 10'10 x 9'11 (3.30m x 3.02m)



Window to the front aspect, power points.

STAIRS

Leading to the first floor.

LANDING

Doorway leading into the first floor bedroom and

doorway to the remaining loft space, two storage cupboards, windows to the front aspect.

BEDROOM 15'11 x 9'7 (4.85m x 2.92m)



Window to side aspect, power points, wall mounted electric heater, pedestal wash hand basin.

FRONT GARDEN



The front garden is mainly laid to lawn.

REAR GARDEN



Patio area, laid to lawn area with various mature plants and shrubs.

GARAGE AND DRIVEWAY



Driveway providing off road parking leading to the garage.

SERVICES

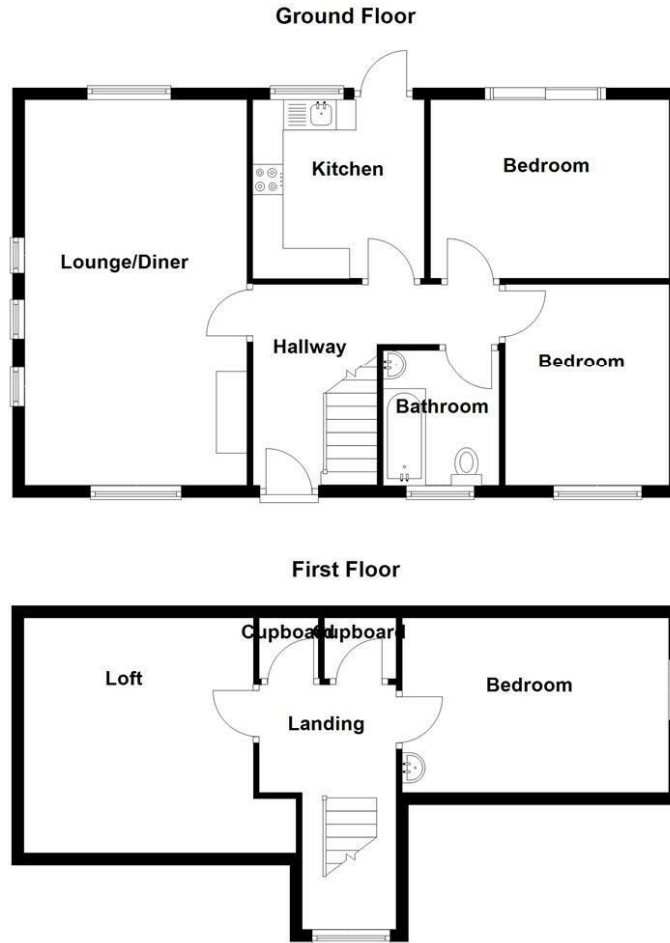
The property benefits from mains gas, mains electric and mains water and sewerage.

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>

Floor Plan



Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

61 Fore Street, Saltash, Cornwall, PL12 6AF

Tel: 01752 849689 Email: sales@wainwrightestateagents.co.uk <https://www.wainwrightestateagents.co.uk>