WAINWRIGHT
ESTATE AGENTS









95 Callington Road, Saltash, PL12 6DZ

Asking Price £230,000

FOR SALE WITH NO ONWARD CHAIN*Located in the charming Cornish town of Saltash, this delightful house presents an excellent opportunity for those seeking a comfortable family home. The accommodation briefly comprises lounge, separate dining room, kitchen, three bedrooms, bathroom, off road parking and rear garden. Other benefits include double glazing and gas central heating. In summary, this house on Callington Road is a fantastic opportunity for anyone looking to settle in a welcoming area. With its spacious layout, convenient parking, and the added benefit of no onward chain, this property is not to be missed. We invite you to come and explore the potential of this lovely home. EPC = D (56). Freehold. Council tax band C

ENTRANCE PORCH

uPVC DG double doors open in to entrance porch, doorway opens in to entrance hallway.

ENTRANCE HALLWAY



Doorways leading into lounge, dining room and kitchen, stairs to first floor accommodation, radiator, understairs storage cupboard housing the boiler.

LOUNGE 12'4 x 11'5 (3.76m x 3.48m)



uPVC DG window to front aspect, fire place, radiator, various power points.

DINING ROOM 13'00 x 11'10 (3.96m x 3.61m)



uPVC DG window to rear aspect, radiator, various power points.

KITCHEN 18'6 x 9'4 (at max point) (5.64m x 2.84m (at max point))



Please note this is an L shaped room and the measurements are taken at max point. Two uPVC DG windows and uPVC DG door to rear aspect, matching range of wall mounted and base unit cupboards, roll edge worktops, 1 & 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs, tiled flooring, space and plumbing for washing machine and dishwasher, oven, fridge and freezer.



FIRST FLOOR LANDING

Doors to leading into the first floor living accommodation.

BEDROOM ONE 12'6 x 11'11 (3.81m x 3.63m)



uPVC DG window to front aspect, radiator, fitted carpet.

BEDROOM TWO 12'00 x 10'7 (3.66m x 3.23m)



uPVC DG window to rear aspect, radiator, fitted carpet.

BEDROOM THREE 8'4 x 6'5 (2.54m x 1.96m)



uPVC DG window to front aspect, radiator, fitted carpet.

BATHROOM



Modern matching bathroom suite comprising panelled bath with electric shower above, vanity unit with inset wash hand basin and storage beneath, low level w.c., radiator, double glazed window to the rear aspect, radiator.



PARKING



To the front of the property there is off road parking for at least one car.

REAR GARDEN



The rear garden can be accessed via doorway from the kitchen or there is a gateway with pathway leading to the side and front of the property. Patio area providing an ideal spot for entertaining or alfresco dining. Pathway leads down to the remainder of the garden which has a grassed area and a selection of plants, shrubs and bushes.







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

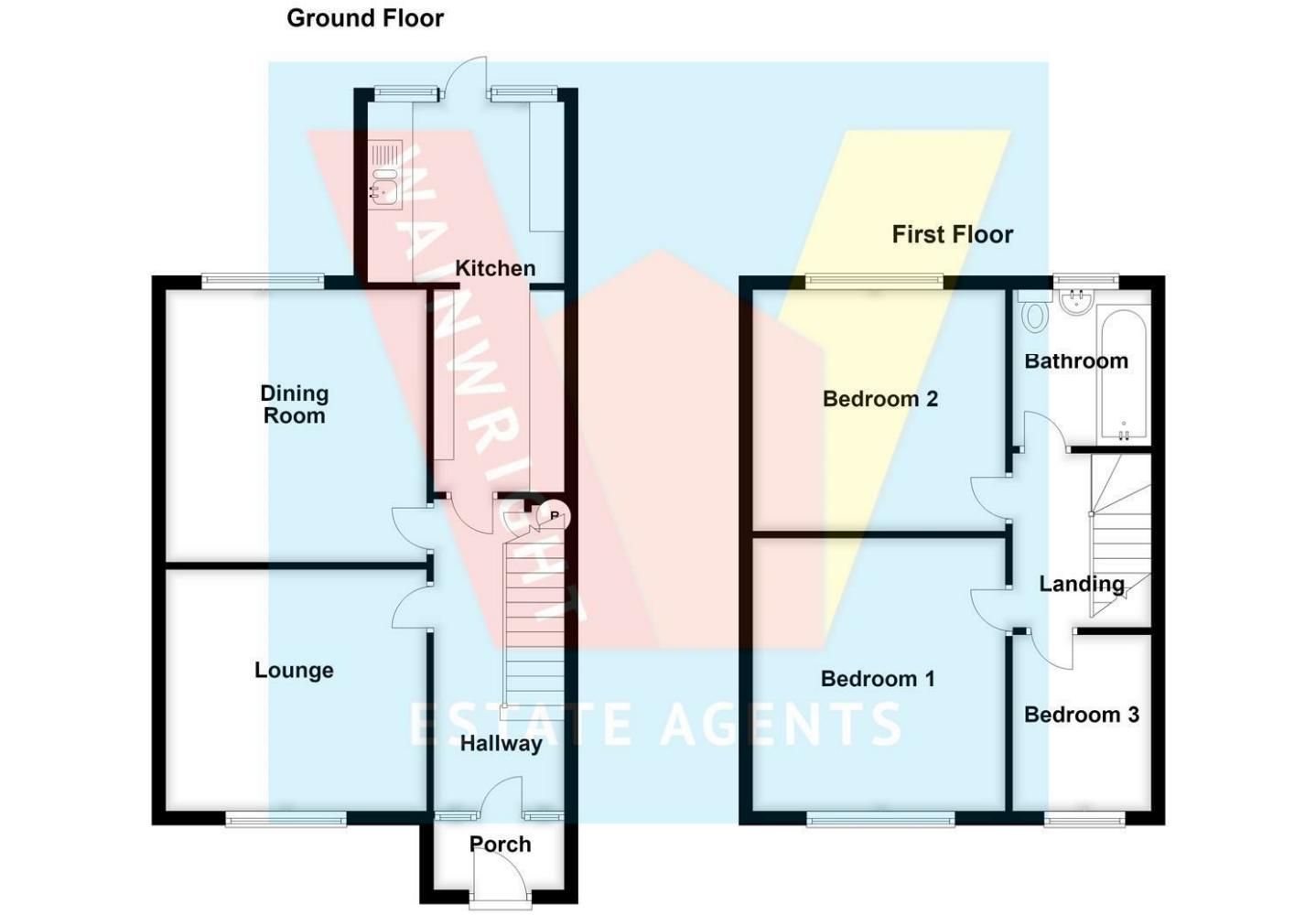
https://labs.thinkbroadband.com/local/index.php

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

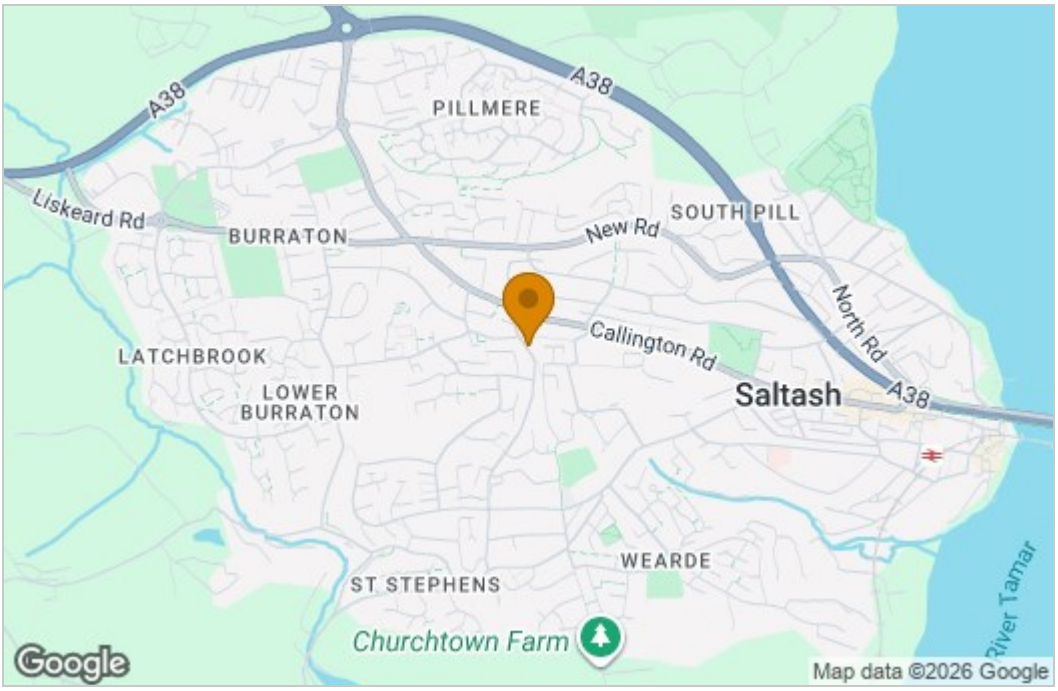
AGENTS NOTE

Should a purchaser(s) have an offer accepted on a property marketed by Wainwright Estate Agents, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £30 +VAT = Total £36.00 per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

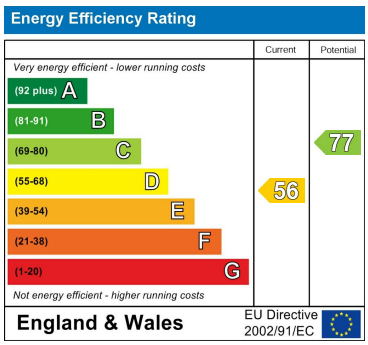
Floor Plan



Area Map



Energy Efficiency Graph



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