



ESTATE AGENTS



2 Station Road, Saltash, PL12 4DY

Asking Price £225,000

****FOR SALE WITH NO ONWARD CHAIN**** Located in a central location within walking distance to Saltash town centre & Saltash train station is this charming semi detached house. The accommodation briefly comprises open plan living area on the first floor with modern fitted kitchen with matching kitchen island, lounge area with stunning views of The River Tamar and countryside, on the ground floor there is an entrance porch, hallway, two well proportioned bedrooms and bathroom. One of the standout features of this home is its picturesque views of the River Tamar, providing a serene backdrop to daily life. The property has a garage and parking, courtyard garden, double glazing and gas central heating. Furthermore, the absence of no onward chain simplifies the buying process, allowing for a smoother transition into your new home. This semi-detached house on Station Road is a rare find, combining comfort, convenience, and stunning views in a desirable location. Do not miss the chance to make this lovely property your own. EPC = D (63). Council Tax Band B. Freehold Property.

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 DOOR

Doorway leading into the entrance porch.

PORCH

uPVC double glazed window to the front aspect, tiled floor, doorway with glass panels leads into the hallway.

HALLWAY



uPVC double glazed window to the side aspect, wooden flooring, radiator, stairs leading to the first floor and open plan living area, understairs storage cupboard, doorways leading into the downstairs living accommodation.

BEDROOM 1 13'9 x 13'5 (4.19m x 4.09m)



Light and airy double bedroom with high ceiling, dual aspect room with double glazed windows to the side aspects, radiator & power points.

BEDROOM 2 9'10 x 7'5 (3.00m x 2.26m)

uPVC double glazed window to the side aspect, radiator, high ceiling, power points.

BATHROOM



Matching bathroom suite comprising corner bath, low level w.c., pedestal wash hand basin, shower cubicle with shower, part tiled walls, radiator, double glazed window to the side aspect.

STAIRS

Leading to the first floor open plan living area.

OPEN PLAN LIVING AREA 32'8 x 14'3 (9.96m x 4.34m)



The open plan living space has a lounge area with views of The River Tamar and countryside, dining area and kitchen. Wooden flooring and downlighting.

KITCHEN AREA



Range of matching kitchen units comprising wall mounted and base units with wooden worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, built in electric oven with gas hob and extractor hood above, built in fridge/freezer, various power points, double glazed windows to the side aspects, feature kitchen island with wooden worksurface and kitchen draws beneath. Leading from the kitchen there is space for a dining room table. The gas boiler which supplies the hot water and central heating system is located in one of the kitchen cupboards.



LOUNGE AREA



Double glazed window to the front aspect with stunning views of The River Tamar and local countryside, wooden flooring, radiator, various power points, double glazed windows to the side aspects.



COURTYARD



The property has an enclosed courtyard garden which is located at the side of the property. There is a right of way for the neighbouring property to access the rear of their property.

GARAGE & PARKING



To the front of the property there is a garage with up and over garage door, at the front of the garage there is off road parking for one car.

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>

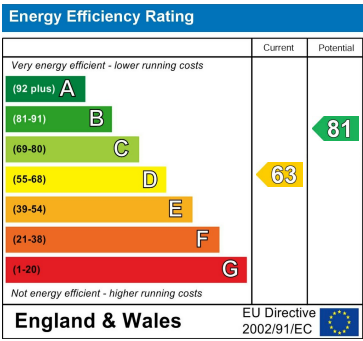
Floor Plan



Area Map



Energy Efficiency Graph



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