



ESTATE AGENTS



## 1 Trematon Farm Mews, Saltash, PL12 4RU

**Asking Price £435,000**

Wainwright Estate Agents are delighted to offer for sale this very well presented modern detached property located in a tucked away position within the much sought after Cornish Village of Trematon. The accommodation briefly comprises lounge/diner, modern fitted kitchen/breakfast room with a selection of integrated appliances, downstairs cloakroom, four bedrooms the master bedroom having a modern ensuite shower room, modern family bathroom, gardens and garage. Other benefits include double glazing and central heating. To appreciate the location and all this lovely home has to offer an internal viewing really is a must. EPC = D (60) Council Tax Band E. Freehold Property.

## LOCATION

The Cornish village of Trematon is approx. 8 miles west of Plymouth and approx 2 miles from Saltash, the surrounding countryside is steeped in history. It is said to take its name from Trematon Castle. The village is within easy commuting distance to Plymouth, Liskeard and Callington having excellent access to the A38 leading into Cornwall and Devon via the Tamar Bridge. There are local schools in Landrake and Saltash and the main supermarkets are situated at Carkeel, approx. 1 mile from Trematon. The Cornish beaches of Donderry and Seaton are a short drive away, along with both St Mellion International Golf Resort and the China Fleet golf and country club, which both offer excellent leisure facilities.

## ENTRANCE

uPVC front door leading into the entrance porch.

## PORCH



uPVC double glazed windows to the front and side aspect, quarry slate flooring, doorway leading into the hallway.

## HALLWAY

Doorways leading into the kitchen breakfast room, cloakroom and inner hallway, radiator, power points, slate flooring, coved ceiling.

## KITCHEN/BREAKFAST ROOM 15'8 x 11'6 (4.78m x 3.51m)



Modern matching kitchen comprising range of wall mounted and base units with Quartz worksurfaces above and single drainer sink with mixer tap, range of built in appliances including double electric eye level oven, fridge/freezer plus additional under counter freezer, washing machine & dishwasher, electric induction hob with extractor hood above, space for dining table, various power points, radiator, slate tiled flooring, double glazed windows to the front and side aspect, downlighting, coved ceiling.

## CLOAKROOM



Modern matching suite comprising low level w.c., wash hand basin, radiator, part tiled walls, obscure glass double glazed window to the side aspect.

## INNER HALLWAY

Accessed via doorway from the hallway. Stairs leading to the first floor with understairs storage cupboard with built in tumble dryer, oak flooring, doorway leading into the lounge/diner.

### LOUNGE/DINER 20'8 x 15'7 (6.30m x 4.75m)



Please note this is an L shaped room and the measurements are taken at max points. Double glazed windows to the side and rear aspect, radiator, various power points, oak flooring, feature fireplace, double glazed French style doors leading to the rear garden and patio area, down lighting, coved ceiling.

#### STAIRS

Leading to the first floor landing.

#### LANDING



Double glazed window to the side aspect, doorways leading into the first floor living accommodation, storage cupboard with hanging space, linen cupboard with shelving, radiator, down lighting, coved ceiling.

### BEDROOM 1 11'11 x 11'4 (3.63m x 3.45m)



Double glazed window to the rear aspect, radiator, power points, fitted wardrobes, down lighting, coved ceiling, doorway leading into the en-suite.

### EN-SUITE 14'4 x 8'6 (4.37m x 2.59m)



Modern matching en-suite comprising walk in double shower cubicle with tiled splashback and drench style shower, wash hand basin, low level w.c., heated towel rail, part tiled walls, velux windows to the front and rear aspect.

### BEDROOM 2 10'2 x 9'5 (3.10m x 2.87m)



Double glazed window to the front aspect, radiator, down lighting, coved ceiling, fitted wardrobes.

### BEDROOM 3 11'00 x 8'4 (3.35m x 2.54m)



Double glazed window to the rear aspect, radiator, power points, downlighting, coved ceiling, built in double wardrobes.

### BEDROOM 4 8'8 x 6'8 (2.64m x 2.03m)

Double glazed window to the front aspect, radiator, power points, down lighting, coved ceiling.

### BATHROOM 8'8 x 6'8 (2.64m x 2.03m)



Modern matching bathroom suite comprising panelled bath, low level w.c., pedestal wash hand basin, walk in shower cubicle, part tiled walls, heated towel rail, double glazed window to the side aspect, extractor fan.

### OUTSIDE



To the front of the property there is a paved driveway leading to the property.

### FRONT GARDEN



Low maintenance front garden with gravelled area with several shrubs and bushes, seating area. Side pathway leading to the rear garden.

### REAR GARDEN



Enclosed rear garden with raised flower beds and grassed area, various mature plants and shrubs, patio area providing an ideal spot for entertaining or alfresco dining, doorway leading into the garage.

## **GARAGE**

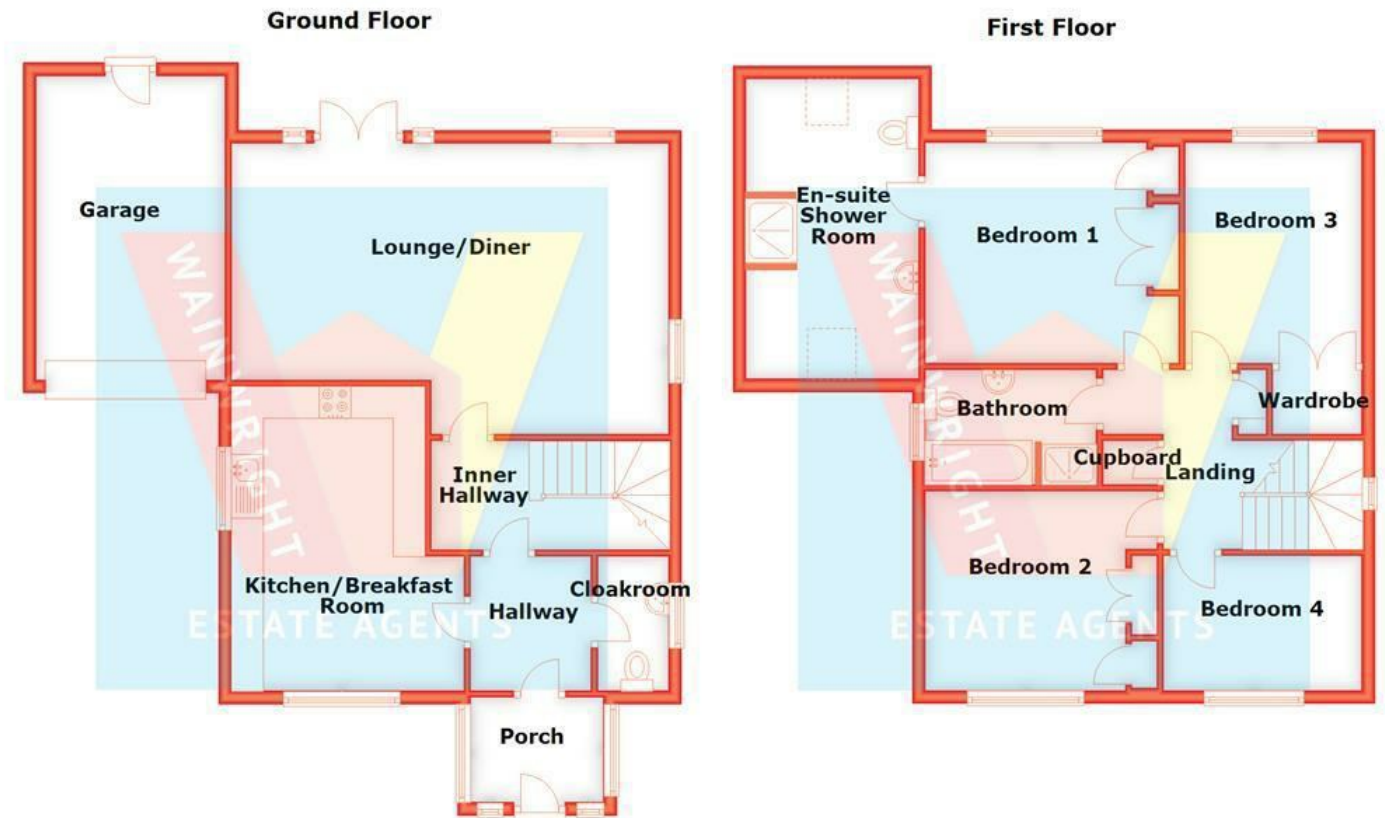
Located at the side of the property. The gas boiler is located in the garage.

## **PARKING**

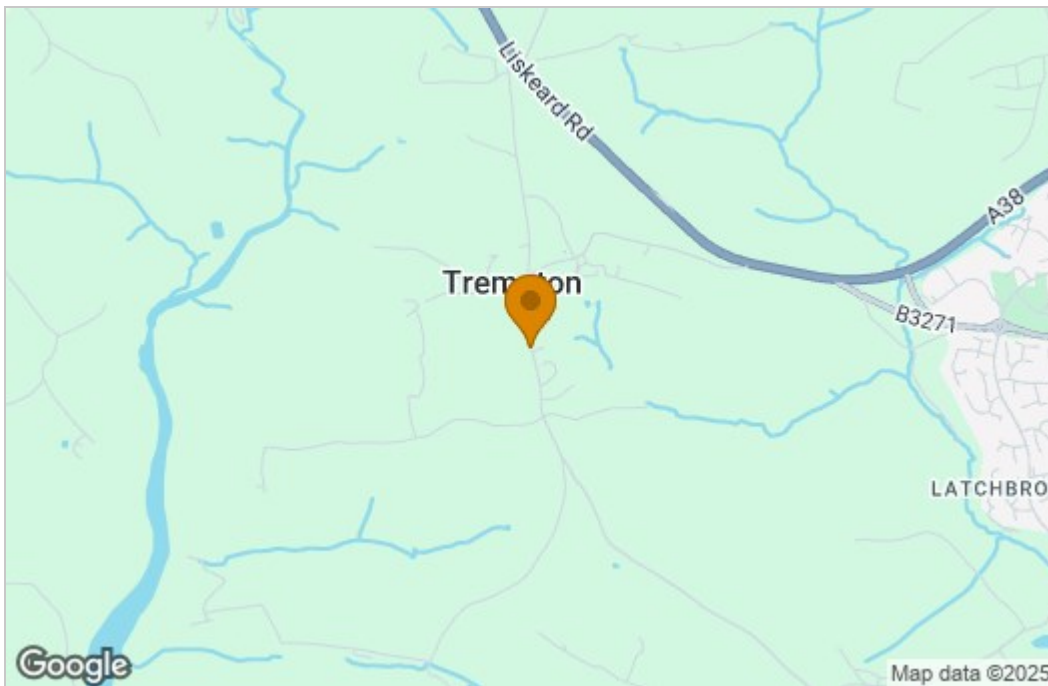


To the front of the property there is a paved driveway providing off road parking.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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