



ESTATE AGENTS



### **3 Montgomery Close, Saltash, PL12 4HU**

**Asking Price £215,000**

Wainwright Estate Agents are delighted to offer for sale this charming family property located in a cul-de-sac position within the popular Cornish Town of Saltash. The well presented accommodation briefly comprises lounge with feature fireplace, modern fitted kitchen/diner which leads into the conservatory, downstairs w.c., , three double bedrooms, modern shower room with separate w.c., gardens to the front and rear. Other benefits include double glazing and gas central heating. To appreciate all this lovely family home has to offer an internal viewing really is a must. EPC = D (66). Freehold Property. Council Tax Band A

## 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

uPVC front door with pattern glass insert leading into the hallway.

## HALLWAY



Stairs leading to the first floor with understairs storage cupboard, doorways leading into the downstairs accommodation, radiator, power points, dado rail.

## LOUNGE 17'8 into bay window x 11'10 (5.38m into bay window x 3.61m)



Double glazed bay window to the front aspect, radiator, various power points, wall and ceiling light points, picture rail, feature fireplace with inset fire.

## KITCHEN/DINER 18'11 x 11'10 (5.77m x 3.61m)



Modern matching kitchen comprising range of wall mounted and base unit with worksurfaces above, matching kitchen island, single drainer sink with mixer tap, tiled splashbacks, integrated fridge/freezer, space and plumbing for washing machine, various power points, space for cooker with extractor hood above, double glazed window to the rear aspect, wall mounted boiler which supplies the hot water and central heating system, in the dining area there is space for dining room table, fire place, power points, opening leading into the conservatory.

## CONSERVATORY 12'3 x 9'4 (3.73m x 2.84m)



uPVC conservatory with patio doors leading to the rear garden, various power points, radiator.

## DOWNSTAIRS CLOAKROOM

Low level w.c., wash hand basin, radiator, obscure glass double glazed window to the front aspect.

## STAIRS

Leading to the first floor landing.

## LANDING



Doorways leading into the first floor accommodation, linen cupboard with shelving, loft hatch providing access to the loft space which has a pull down ladder, light, insulation and being part boarded.

## BEDROOM 1 11'10 x 11'10 (3.61m x 3.61m)



Double glazed window to the front aspect, radiator, various power points, coved ceiling, built in cupboard with hanging space.

## BEDROOM 2 12'6 x 11'11 (3.81m x 3.63m)



Double glazed window to the rear aspect, radiator, power points, built in cupboard with hanging space, built in mirror fronted double wardrobes.

## BEDROOM 3 13'10 x 6'10 extending to 11'4 (4.22m x 2.08m extending to 3.45m)



Double glazed window to the front aspect, radiator, various power points, built in wardrobe.

## SHOWER ROOM



Modern matching shower room with shower cubicle, vanity unit with inset sink and cupboard beneath, radiator, obscure glass double glazed window to the rear aspect.

## SEPARATE W.C.

Low level w.c., vanity unit with wash hand basin, obscure glass double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is an enclosed garden which has a grassed area and various mature plants and shrubs, pathway leading to the rear of the property where there is a wooden gate providing access to the rear garden.

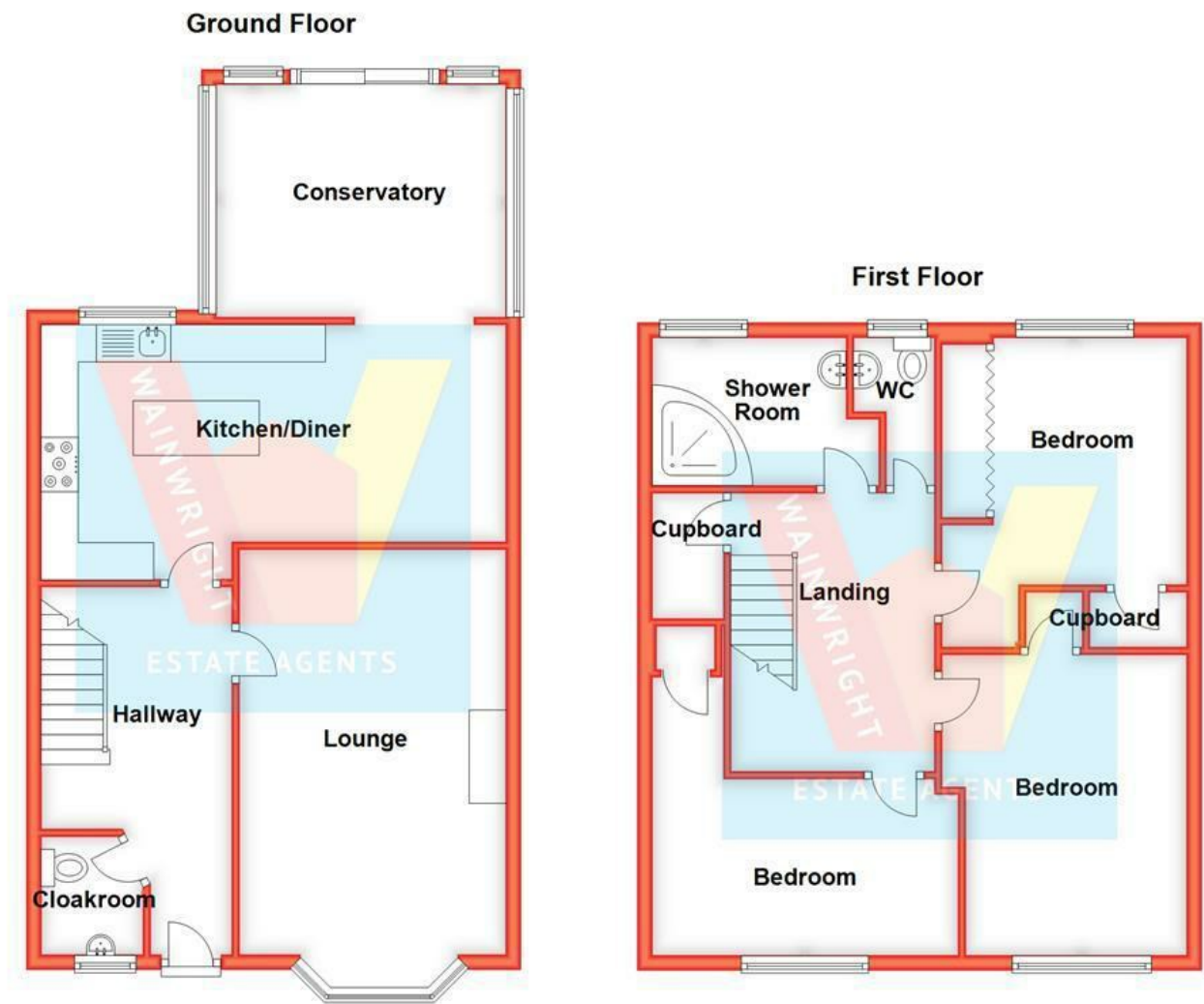
## REAR GARDEN

Low maintenance rear garden with gravelled area, pergola providing an ideal spot for entertaining or alfresco dining, raised fish pond, outside tap, wooden gateway leading to the pathway which leads to the front of the property.

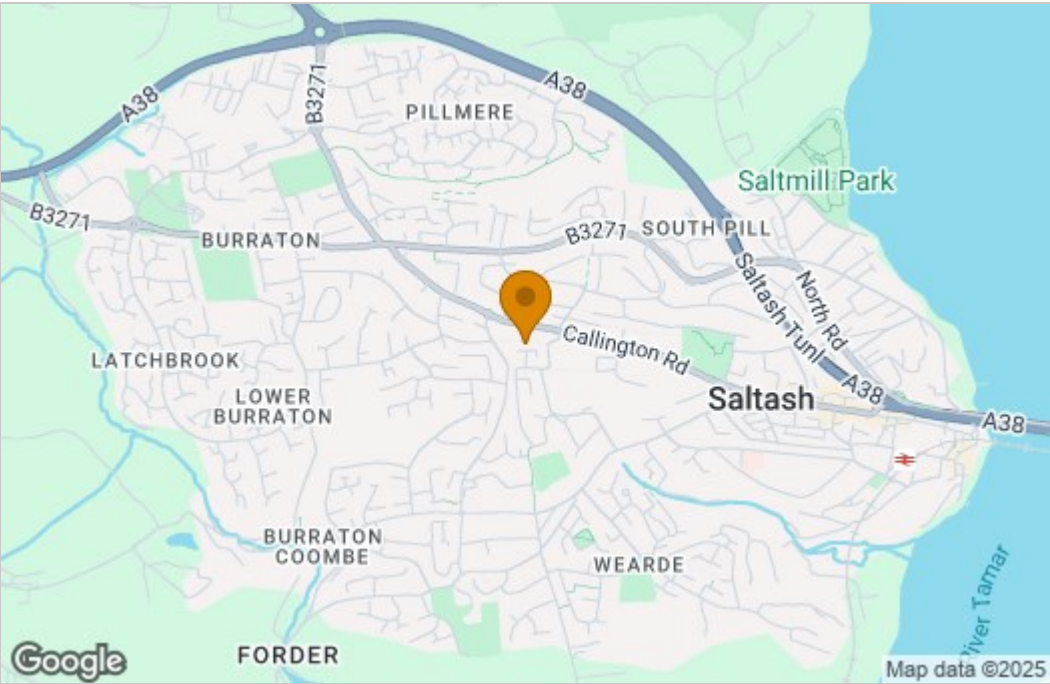
## AGENTS NOTE

Please note there is a flying freehold on this property above the pathway between this property and the house next door.

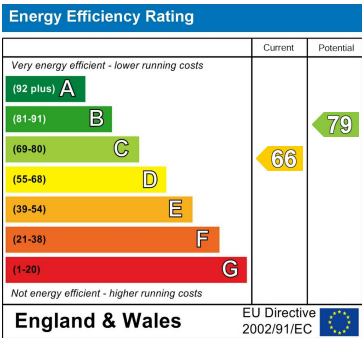
Floor Plan



Area Map



Energy Efficiency Graph



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