



ESTATE AGENTS



12 Beatrice Avenue, Saltash, PL12 4NF

Offers Over £300,000

Located in the Cornish town of Saltash, this delightful terraced house offers a perfect blend of character and modern living. Built circa 1906, providing ample space for contemporary family life. Upon entering there are two reception rooms, modern fitted kitchen with additional breakfast room/utility room. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room, formal dining area, or playroom for the children. The property features four bedrooms, providing plenty of room for family members or guests. The two bathrooms are thoughtfully designed, catering to the needs of a busy household. The location of this home is particularly appealing, with easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Saltash is known for its friendly community, offering a delightful lifestyle for its residents. In summary, this terraced house on Beatrice Avenue is a wonderful opportunity for those seeking a spacious and characterful home in a desirable location. With its blend of period charm and modern functionality, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own. EPC = D (56). Freehold Property. Council Tax Band D

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.

ENTRANCE VESTIBULE

Tiled flooring, panelled walls, doorway leading into the hallway.

HALLWAY

Doorways leading into the ground floor living accommodation, stairs leading to the first floor with under stairs storage cupboard, radiator, power points, radiator, picture rail and coving.

LOUNGE 15'7 (into bay window) x 13'6 (4.75m (into bay window) x 4.11m)



Double glazed bay window to the front aspect, radiator, various power points, feature fireplace with slate hearth, wooden mantle and surround, picture rail, ornate coved ceiling.



DINING ROOM (open plan) 17'7 open plan x 12'8 (5.36m open plan x 3.86m)



Double glazed French style doors leading to the rear, radiator, power points, feature fireplace with slate hearth, ornate coving.



KITCHEN 15'2 (at max point) x 8'10 (4.62m (at max point) x 2.69m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, one and a half bowl and sink with mixer tap, built in dishwasher, built in electric oven with electric hob and extractor hood above, down lighting, double glazed window to the side aspect, feature wooden display unit with shelving and cupboards, doorway

leading into the the breakfast room/utility room. Kitchen cupboard which houses the gas boiler providing the hot water and central heating system.



BREAKFAST ROOM



Cupboards with worksurface above with inset single drainer sink with mixer tap, double glazed windows to the side aspect, radiator, space for breakfast table, storage cupboards where there is space and plumbing for washing machine and space for tumble dryer, doorway leading into the wet room, doorway leading to the rear garden.



WET ROOM

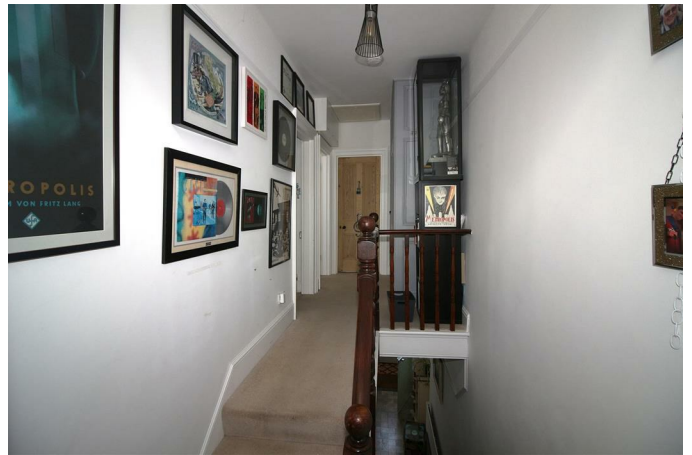


Low level w.c. wall mounted shower, heated towel rail, tiled walls, two double glazed windows to the rear aspect.

STAIRS

Lead to a half landing.

HALF LANDING



Doorways leading into the family bathroom and bedroom three.

BEDROOM 3 11'3 x 10'8 (3.43m x 3.25m)



Double glazed window to the rear aspect, radiator, power points, picture rail.

BATHROOM



Matching bathroom suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level w.c., obscure glass double glazed window to the side aspect, heated towel rail.

STAIRS

Leading to the main landing.

MAIN LANDING



Doorways leading into bedrooms 1,2 and 4. Storage cupboards.

BEDROOM 1 12'10 x 10'6 (3.91m x 3.20m)



Double glazed window to the front aspect with a pleasant view overlooking the local area and

extending towards the iconic Tamar Bridge and The Moors, radiator, power points, built in double storage cupboard, picture rail.



BEDROOM 2 11'5 x 10'8 (3.48m x 3.25m)

Double glazed window to the rear aspect, radiator, power points, picture rail, feature fireplace.

BEDROOM 4 9'1 x 5'6 (2.77m x 1.68m)

Double glazed window to the front aspect with views of the local area and extending towards The Tamar Bridge and the moors, radiator, power points, picture rail.

FRONT GARDEN

To the front of the property there are steps leading to the front door and storm porch, tiered front garden with various mature plants and shrubs.

REAR GARDEN



The rear garden has a patio area providing an ideal spot for entertaining or alfresco dining, raised flower beds with various plants and flowers, outside tap. There is a concrete hardstanding providing off road parking with roller over door leading to the rear service lane.



SERVICES

This property benefits from mains gas, mains water and mains electricity

Please check out the links below, where you can find mobile phone coverage services and Internet provider speeds top the property location:

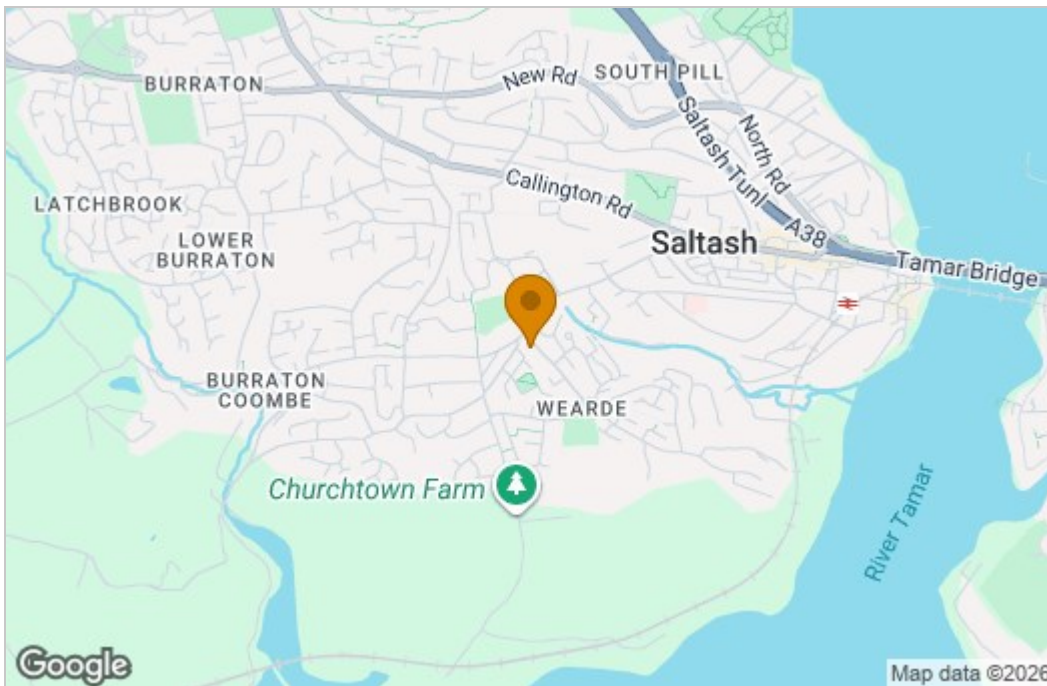
<https://labs.thinkbroadband.com/local/index.php>

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

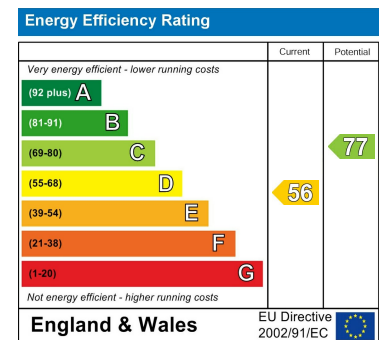
Floor Plan



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>