



ESTATE AGENTS



32 Coombe Road, Saltash, PL12 4ES

Asking Price £285,000

Nestled in the charming area of Coombe Road, Saltash, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three double bedrooms, this property is ideal for families or those seeking extra space. The lounge and modern kitchen/diner provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family. The property boasts a well-appointed modern bathroom, other benefits include double glazing and gas central heating. One of the standout features of this home is its beautiful location, which offers pleasant views of the local area. Residents can enjoy the tranquillity of the surroundings while still being within easy reach of local amenities and transport links. Additionally, the property includes a garage with power and lighting. Front and rear gardens with a southerly facing roof terrace at the front of the property. This semi-detached house is not just a place to live; it is a wonderful opportunity to create lasting memories in a lovely community. EPC = C (71) Council Tax Band C. Freehold Property

LOCATION



The property is located in pleasant location with views of Saltash railway viaduct and is within a short distance to the edge of the River Tamar. The property is a short distance away from Saltash town centre and the railway station. 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 obscure glass leading into the hallway.

HALLWAY



Doorways leading into the downstairs living accommodation, stairs leading to the first floor, radiator, power points, coat hanging space.

LOUNGE 16'6 x 10'7 (5.03m x 3.23m)



uPVC double glazed window to the front aspect with pleasant views overlooking the local area and Saltash railway viaduct, radiator, power points, coved ceiling, feature fireplace.

KITCHEN/DINER 21'11 x 12'11 at max point (6.68m x 3.94m at max point)



KITCHEN AREA



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in microwave, built in eye level electric oven, electric hob, built in dishwasher, space and plumbing for washing machine, space

for fridge/freezer, down lighting, double glazed window to the rear aspect, power points, breakfast bar.



DINING AREA



Space for dining room table, radiator, power points, coved ceiling, storage cupboard, uPVC double glazed patio doors leading to the rear garden.



STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, linen cupboard where the gas

boiler is located which supplies the hot water and central heating system.

BEDROOM 1 13'10 x 12'00 (4.22m x 3.66m)



uPVC double glazed window to the front elevation with stunning views of the local area and Saltash railway viaduct, radiator, power points, coved ceiling, built in wardrobe.

BEDROOM 2 12'10 x '10 (3.91m x '3.05m)



uPVC double glazed window to the rear aspect with a pleasant outlook over looking the rear garden, radiator, power points, coved ceiling, built in wardrobe.

BEDROOM 3 12'00 at max point x 8'6 (3.66m at max point x 2.59m)



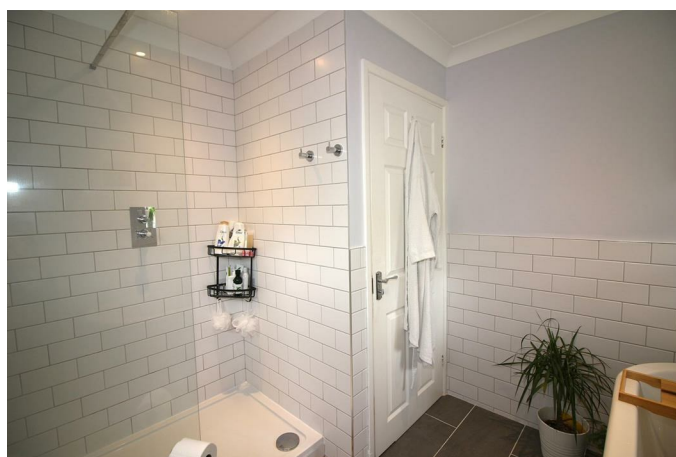
uPVC double glazed window to the front aspect with pleasant views overlooking the local area and Saltash railway viaduct, radiator, power points.



BATHROOM



Modern matching bathroom suite comprising Victorian style bath, walk in double shower cubicle with rain fall style shower, vanity unit with inset wash hand basin and cupboard beneath, heated towel radiator, uPVC double glazed windows with obscure glass to the rear and side aspect, part tiled walls.



FRONT GARDEN



Tiered front garden with a selection of mature plants, flowers and shrubs, fish pond, steps leading to the front door.

ROOF TERRACE



To the front of the property there is a southerly facing roof terrace which provides an ideal spot for sitting and taking in the pleasant views of the local area and provides an ideal spot for alfresco dining.

REAR GARDEN



Tiered mature rear garden with various plants, shrubs and flowers, timber garden shed, steps lead to the rear of the garden where there is a level grassed area and raised decked area with lovely views of the local area, a raised decked area providing an ideal spot for entertaining, wooden summer house.



GARAGE

To the front of the property there is a garage with up and over door, power and lighting.

SERVICES

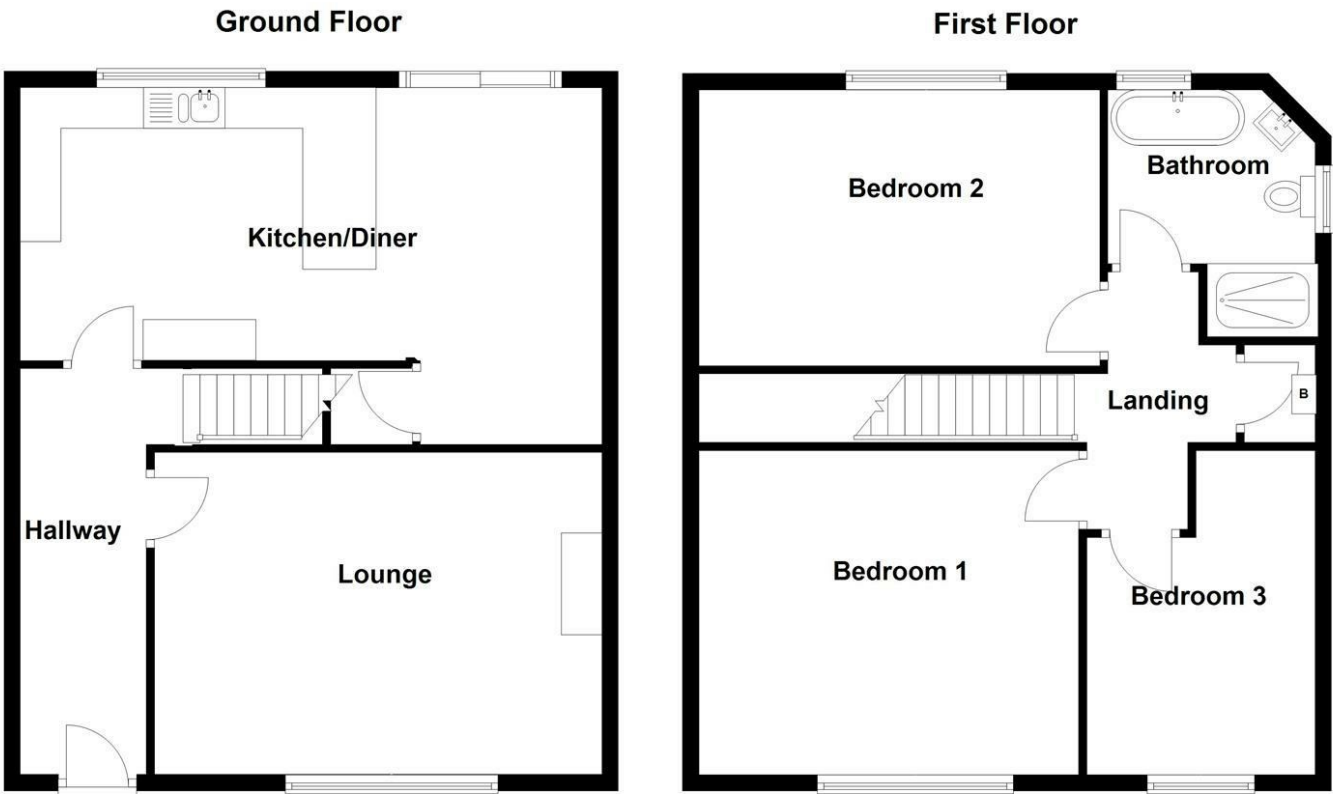
This property benefits from mains gas, mains water and mains electricity

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

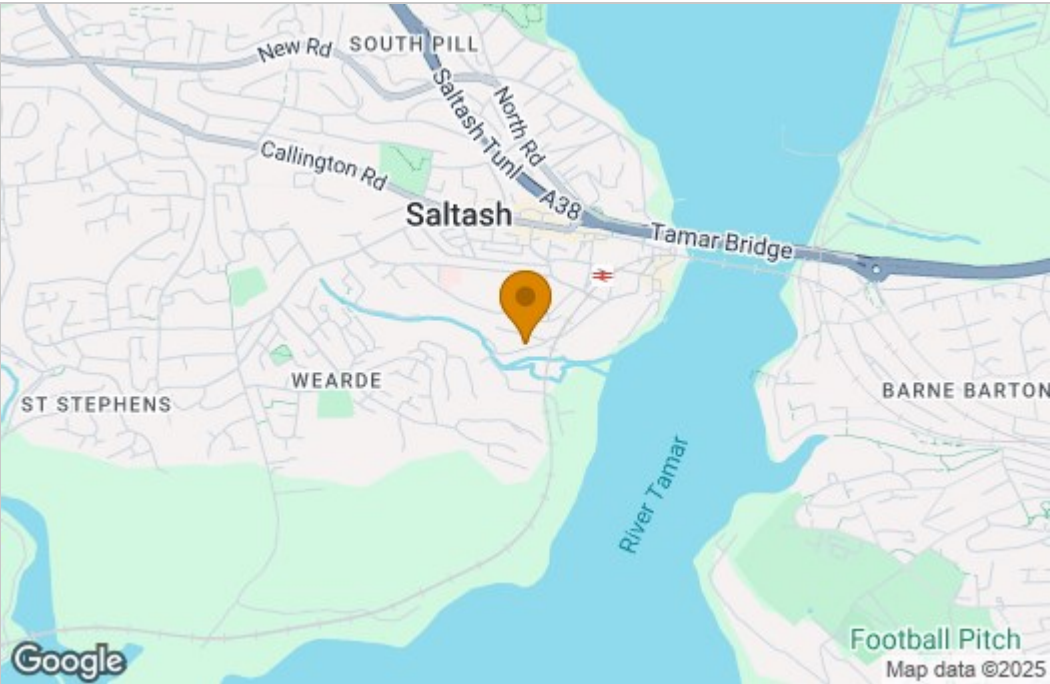
<https://labs.thinkbroadband.com/local/index.php>

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

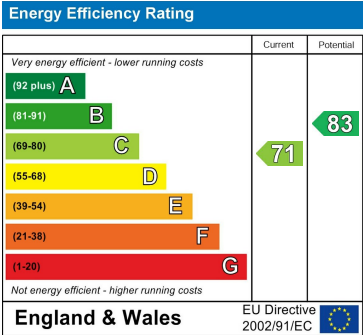
Floor Plan



Area Map



Energy Efficiency Graph



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