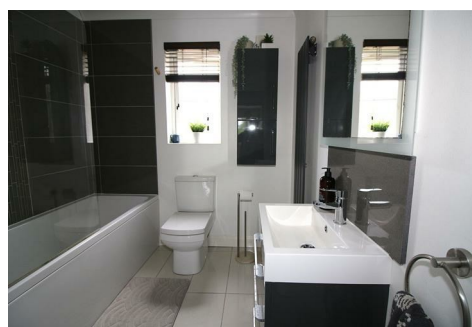




ESTATE AGENTS



11 Honeysuckle Close, Saltash, PL12 6XG

Offers Over £290,000

Nestled within a cul-de-sac location in the desirable area of Pillmere, Saltash is this charming semi-detached house offering a delightful blend of comfort and modern living making it an ideal choice for families or professionals seeking a peaceful retreat. Upon entering, you will find a good size lounge/diner that provides ample space for relaxation and entertaining. The well-appointed and modern kitchen complements the living areas. Useful downstairs modern cloakroom. The house boasts three generously sized bedrooms, perfect for accommodating family members or guests. Modern family bathroom. The property benefits from double glazing and gas central heating. Outside there is a pleasant rear garden and raised wooden decked area leading to the summer house, which could easily be transformed into a home office or a creative space, catering to your personal needs. The garage is located at the side of the property and has an adjacent utility room. EPC = C (74). Council Tax Band C. Freehold Property.

LOCATION

The property is located in a desirable location on the Pillmere Estate, Saltash. 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.

HALLWAY



Stairs leading to the first floor, radiator, power point, smooth and coved ceiling, downlighting, double glazed window to the front aspect, doorways leading into the downstairs living accommodation.

LOUNGE DINER 17'10 x 14'4 (at max point) (5.44m x 4.37m (at max point))



LOUNGE AREA



Double glazed window to the rear aspect, radiators, various power points, smooth and coved ceiling, downlighting.



DINING AREA



Space for dining room table, power points, smooth and coved ceiling, downlighting, uPVC double glazed French style doors leading to the rear garden.



KITCHEN



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space for fridge/freezer, built in electric oven with electric hob and extractor hood above, built in dishwasher, various power points, radiator, double glazed window to the front aspect.



DOWNSTAIRS W.C.



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

STAIRS

Leading to the first floor landing.

LANDING

Loft hatch providing access to the loft space which is part boarded, linen cupboard, power point, doorways leading into the first floor living accommodation.

BEDROOM 1 11'8 x 10'10 (3.56m x 3.30m)



Double glazed window to the rear aspect, radiator, power points, smooth and covered ceiling, double wardrobes with mirror fronted doors.

BEDROOM 2 13'10 x 10'10 (at max point) (4.22m x 3.30m (at max point))



Double glazed window to the front aspect, radiator, power points, smooth and covered ceiling.



BEDROOM 3 9'10 x 7'5 (3.00m x 2.26m)



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

BATHROOM



Modern matching bathroom suite comprising panelled bath with rain fall style shower and tiled surround, low level w.c., vanity unit with inset wash hand basin and storage beneath, radiator, tiled flooring, double glazed obscure glass window to the rear aspect.

UTILITY ROOM 10'6 x 7'6 (3.20m x 2.29m)



The utility room is located at the side of the garage. Entrance door, space and plumbing for washing machine, space for tumble dryer, kitchen base unit,

single drainer sink unit with mixer tap, power points, doorway leading into the garage.



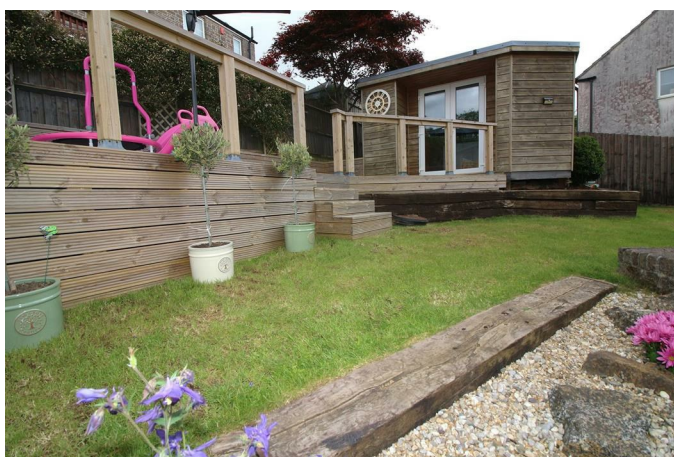
FRONT GARDEN

To the front of the property there is a gravelled area with steps leading to the front door.

REAR GARDEN



Accessed via the dining area leading onto a patio area, outside water tap, steps leading to the garden which is mainly laid to lawn with raised flower beds having a selection of plants and shrubs, the garden continues to the side of the property which is laid to lawn with various plants and shrubs, raised feature decked area providing an ideal spot for entertaining or alfresco dining with double doors leading into the summer house, pathway leads to the side of the property where there is a gateway leading to the front of the property.



SUMMER HOUSE/OFFICE



Timber built summer house accessed via uPVC double glazed doors, various power points, double glazed window to the front aspect.



GARAGE 18'10 x 7'9 (5.74m x 2.36m)



Power and lighting.

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

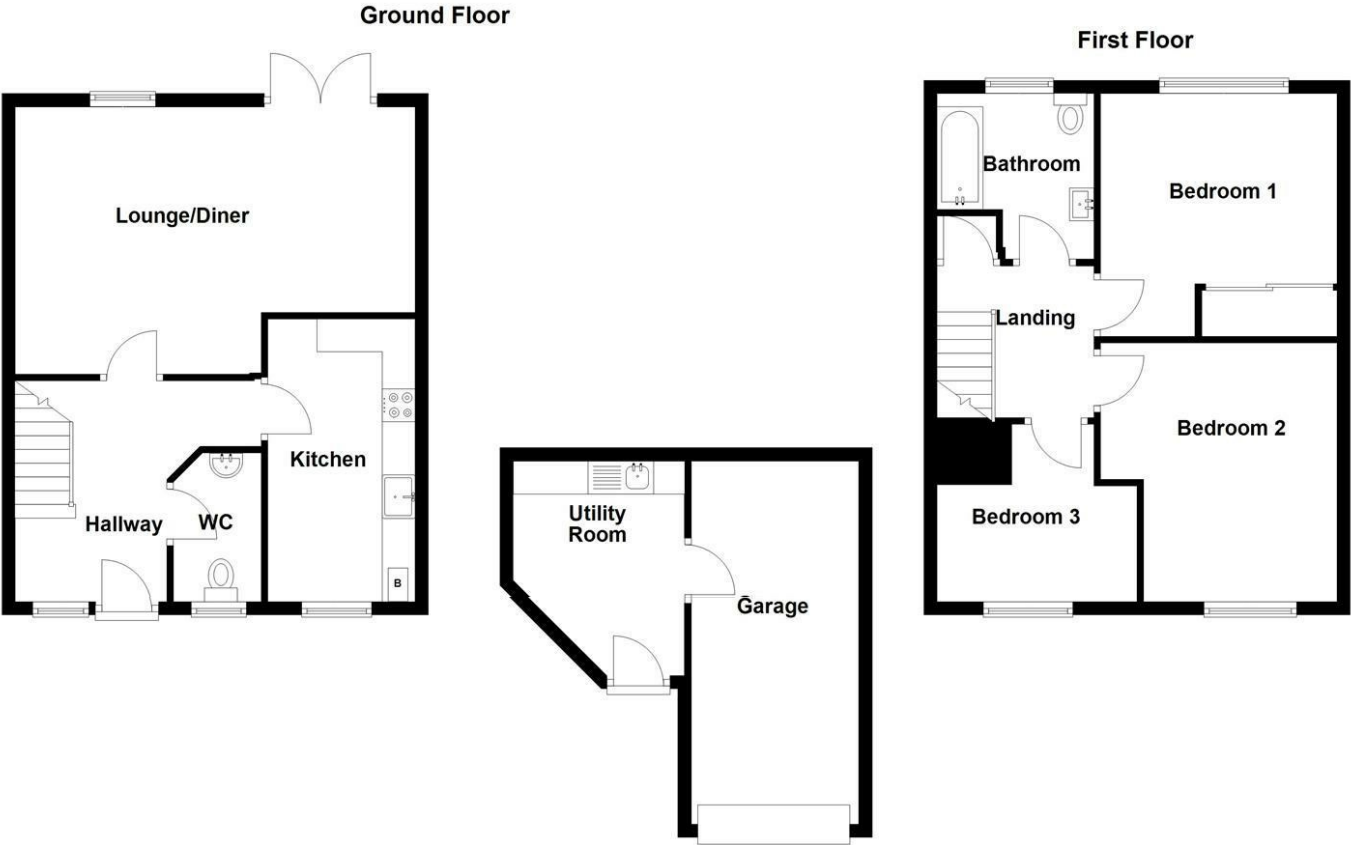
The property also benefits from good mobile phone coverage and a good speed internet service.

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

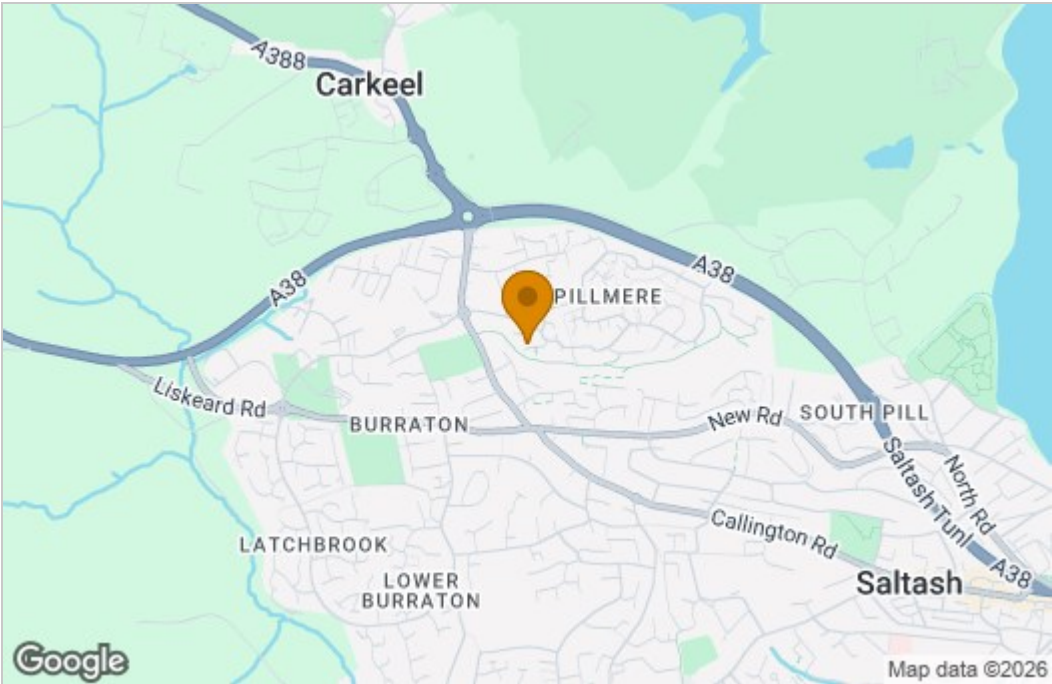
<https://labs.thinkbroadband.com/local/index.php>

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

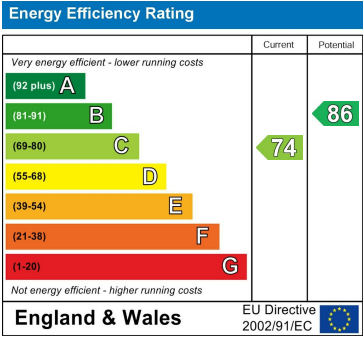
Floor Plan



Area Map



Energy Efficiency Graph



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