



ESTATE AGENTS



### 3 Boscundle Row, Saltash, PL12 6JF

**Offers Over £220,000**

\*\*\*\*\*NO ONWARD CHAIN\*\*\*\*\*Wainwright Estate Agents are delighted to offer for sale this three bedroom mid terrace house with stunning views from the front aspect of The River Tamar and the iconic Tamar Bridge. Located within close proximity to the water front in the popular Cornish Town of Saltash.

The accommodation briefly comprises lounge, modern fitted kitchen/diner, downstairs w.c., three bedrooms, modern family bathroom, gardens front and rear. The property benefits from double glazing and gas central heating. Early viewing advised. EPC = C (73). Freehold Property. Council Tax band B

## LOCATION



The property is located within close proximity to Saltash Water Front. 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 double glazed front door with obscure glass leading into the hallway.

## HALLWAY

Stairs leading to the first floor, under stairs storage cupboards, radiator, power points, down lighting, doorways leading into the ground floor living accommodation.

## LOUNGE 14'4" x 11'10" (4.37 x 3.61)



Double glazed window to the front aspect with stunning views of The River Tamar and the iconic Tamar Bridge, radiator, various power points, ceiling and wall light points, sliding double doors leading into the kitchen/diner.



## KITCHEN/DINER 11'10" x 9'10" (3.61 x 3)



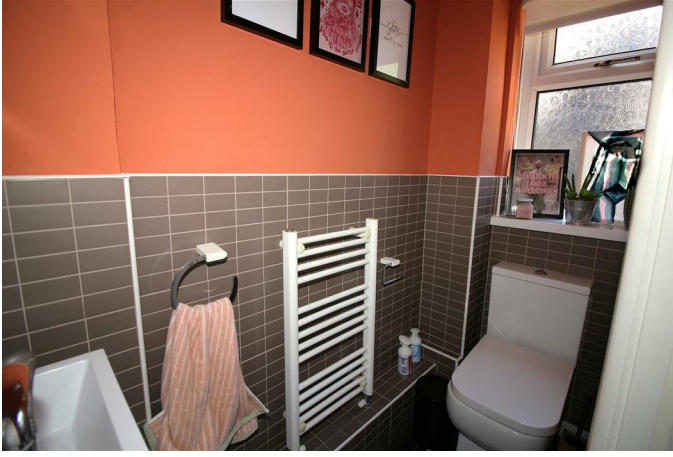
Range of matching kitchen units comprising wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splash backs, built in eye level double electric oven, gas hob with extractor hood above, space and plumbing for washing machine, dishwasher, various power points, radiator, tiled flooring, double glazed window to the rear aspect, opening leading into the rear hallway.



## REAR HALLWAY

Tiled flooring, coat hanging space, doorway leading to the rear garden.

## DOWNSTAIRS W.C.



Accessed from doorway in the rear hallway. Modern matching white suite comprising low level w.c., vanity unit with inset sink and cupboard beneath, part tiled walls, obscure glass double glazed window to the rear aspect.

## STAIRS

Leading to the first floor landing.

## LANDING

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

## BEDROOM 1 12'2" x 10'10" (3.71 x 3.3)



Double glazed window to the front aspect with stunning views of The River Tamar and the iconic Tamar Bridge, radiator and power points.



## BEDROOM 2 11'11" x 9'6" (3.63 x 2.9)



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

## BEDROOM 3 8'6" x 6'7" (2.59 x 2.01)

Double glazed window to the front aspect with views of The River Tamar, radiator and power points.

## BATHROOM



Modern matching bathroom suite comprising P shaped shower bath with shower attachment above, pedestal wash hand basin, low level w.c., radiator, part tiled walls, two obscure glass double glazed windows to the rear aspect.

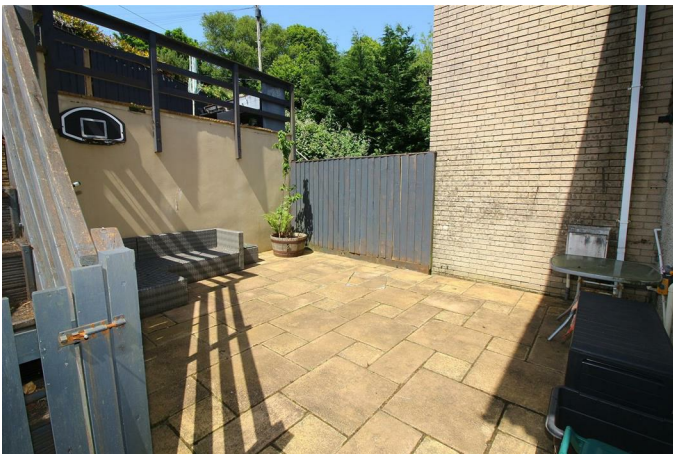
## OUTSIDE



To the front of the property there is a low maintenance paved patio area with pathway leading to the front door. Stunning views from the front garden of The Tamar Bridge & The River Tamar.



## REAR GARDEN



Low maintenance rear garden which has a patio area providing an ideal spot for entertaining, outside water tap, steps leading to a further patio area with wooden gateway leading to a rear pathway.



## PARKING

To the front of the property there is a communal car park on a first come first served basis.

## 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.

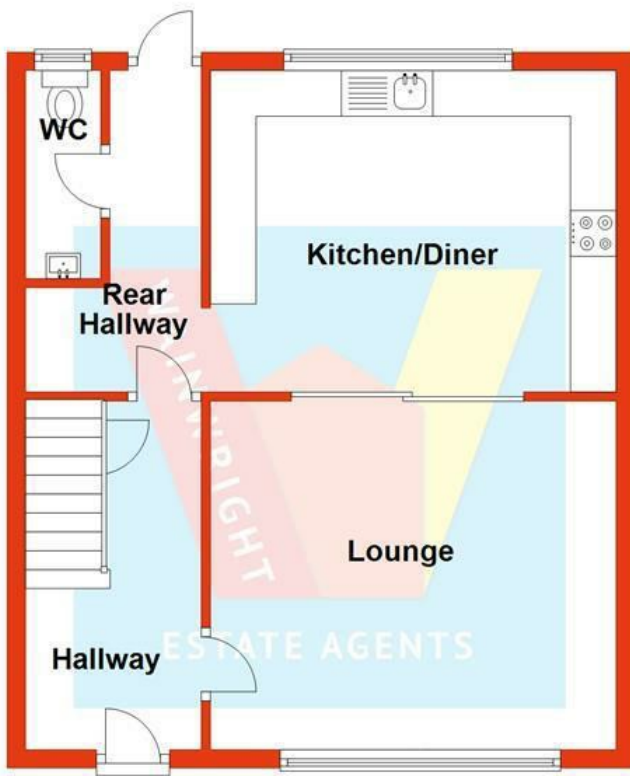
Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

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

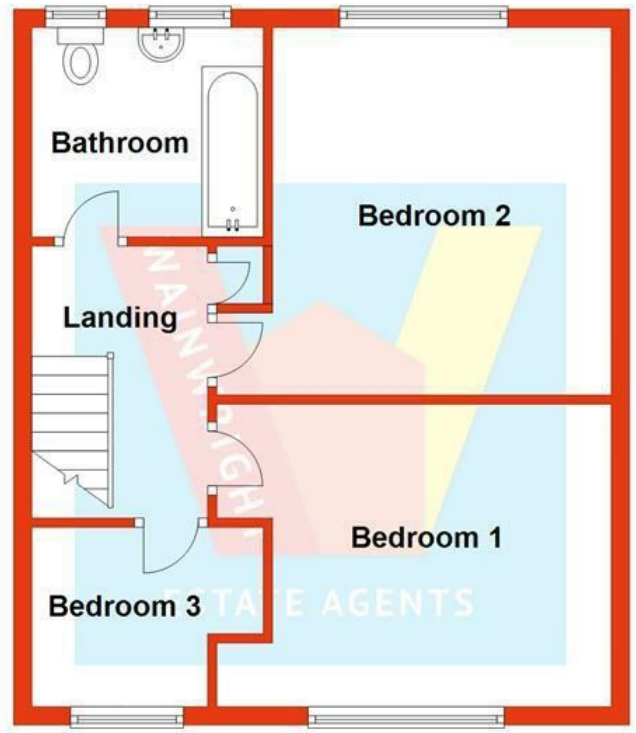
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## Floor Plan

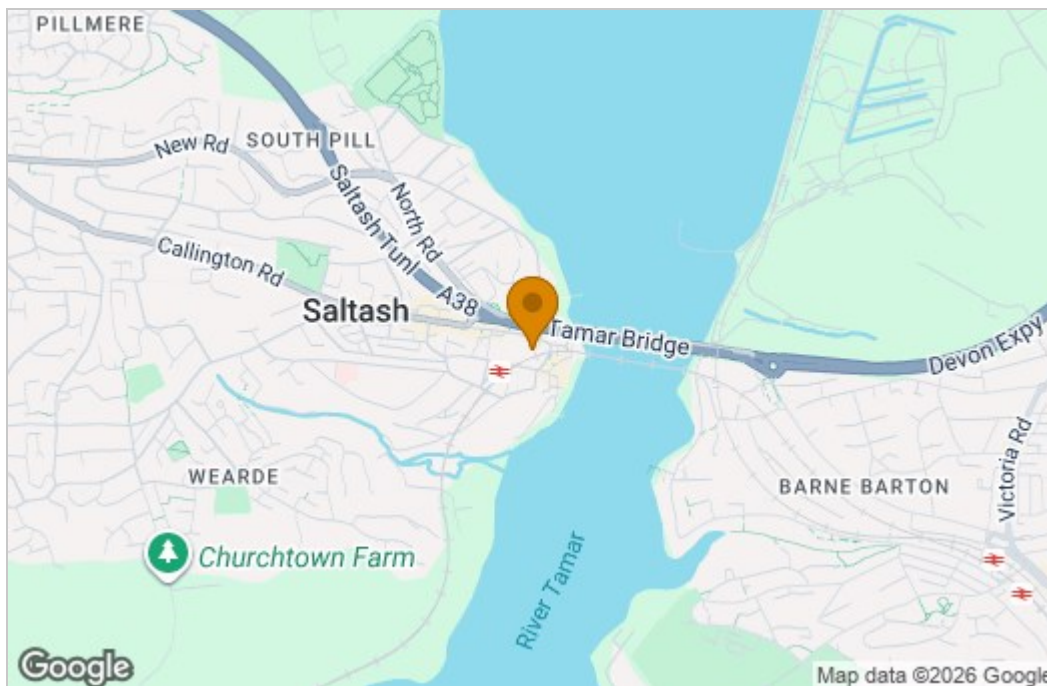
### Ground Floor



### First Floor



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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