



ESTATE AGENTS



21 Sycamore Road, Saltash, PL12 4XS

£285,000

****FOR SALE WITH NO ONWARD CHAIN****Nestled in the sought-after area Latchbrook, Saltash, this modern semi-detached house presents an excellent opportunity for both families and first-time buyers. The property has lounge leading into the conservatory, kitchen, downstairs w.c., three bedrooms, family bathroom, gardens front and rear, off road parking. Other benefits include double glazing and gas central heating . The absence of a chain means that you can move in without the usual delays, making this property an attractive option for those looking to settle in quickly. The location is particularly appealing, as it is situated in a popular neighbourhood that offers a blend of community spirit and accessibility to local amenities. Whether you are looking for nearby schools, parks, or shops, you will find that everything you need is within easy reach. This property is a fantastic choice for anyone seeking a modern home in a vibrant area. With its spacious layout and convenient features, it is sure to attract interest. Do not miss the chance to make this delightful house your new home. EPC = C (75) Council Tax Band C. Freehold Property

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

Red uPVC DG door with decorative opaque glazed panel opens into entrance hall.

ENTRANCE HALL

Doorways leading into the downstairs living accommodation, storage cupboard with shelving / hanging space, radiator, laminate flooring, stairs leading to the first floor.

LOUNGE 15'10 x 14'3 (4.83m x 4.34m)



uPVC double window to rear, uPVC DG sliding doors leading into the conservatory, dado rail, laminate flooring, two radiators, heating thermostat, cable, phone and TV points, under stairs storage cupboard.

CONSERVATORY 8'8 x 8'5 (2.64m x 2.57m)



Part brown brick built with uPVC double glazed windows to three sides with double doors opening

into rear garden, radiator, tiled flooring, ceiling mounted fan with lighting, radiator and power point.

KITCHEN 11'2 x 9'4 (3.40m x 2.84m)



White uPVC DG window to front aspect, kitchen comprises of a matching range of kitchen units comprises wall mounted and base unit cupboards, roll edge worktop, single stainless steel sink and drainer with mixer tap, chrome indesit double electric oven, electric hob with chrome extractor fan hood over, integral washing machine, integral dishwasher, built in fridge/freezer, radiator, wall mounted gas boiler, various power points.

WC



White uPVC DG opaque window to front aspect, vanity unit with inset wash hand basin and cupboard beneath, low level w.c., radiator.

LANDING

uPVC double glazed window to side aspect, storage cupboard with shelving and electric heater, loft access,, doors leading into the first floor living accomodation.

BEDROOM ONE 13'8 x 8'9 (4.17m x 2.67m)



Two uPVC double glazed windows to front aspect, built in wardrobes - 1 double and 1 single with shelving and hanging space, radiator, various power points.

BEDROOM TWO 11'3 x 8'10 (3.43m x 2.69m)



uPVC double glazed window to rear aspect, radiator, beige various power points.

BEDROOM THREE 8'8 x 6'10 (2.64m x 1.85m)



White uPVC double glazed window to rear aspect, single radiator, power point.

FAMILY BATHROOM



Cream suite comprising of low level WC, pedestal wash hand basin, panel bath with mains shower over, ceiling mounted extractor fan, single radiator, tiled flooring.

OUTSIDE



Front Garden - Mainly laid to lawn, selection of shrubs and bushes with pathway leading to front door and 2 off road allocated parking spaces to the side of the property.

Rear Garden - Enclosed by wood panel fencing, patio area and remainder laid to lawn, side access gate.



SERVICES

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

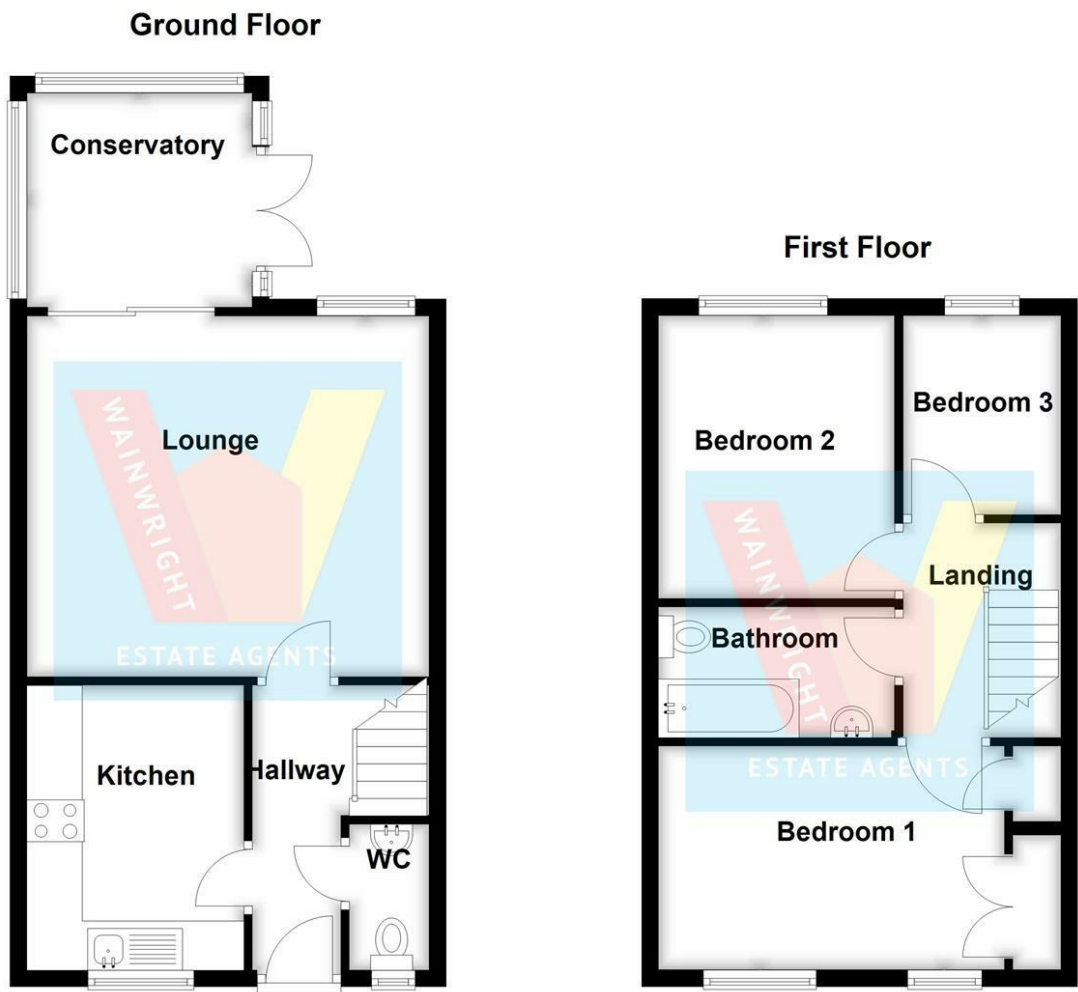
The property also benefits from good mobile phone coverage and a good speed internet service.

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

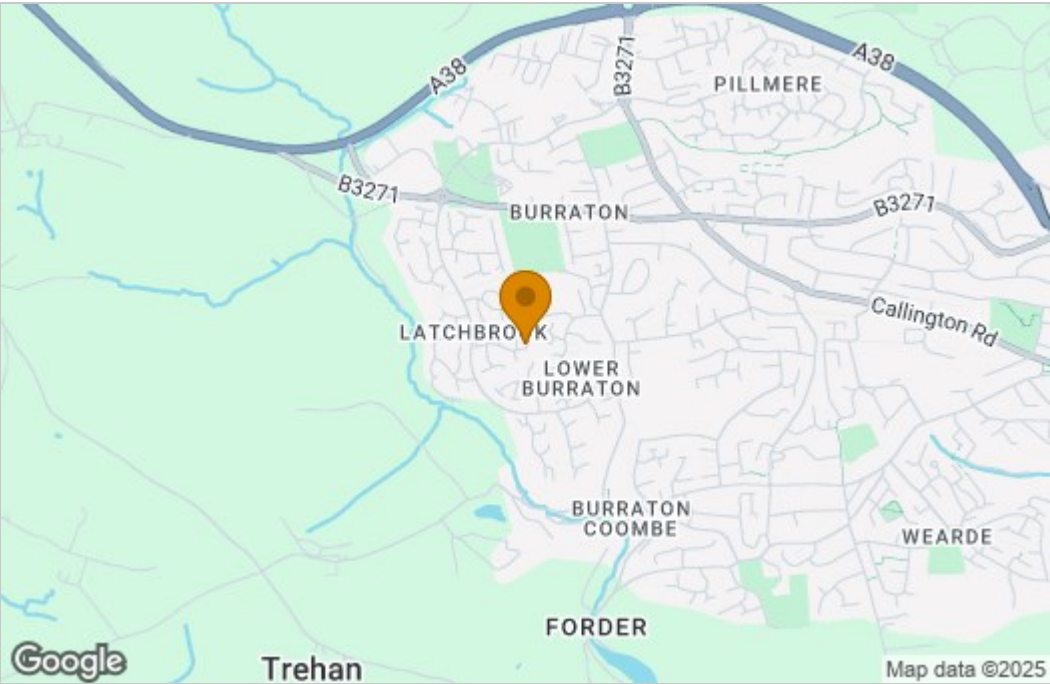
<https://labs.thinkbroadband.com/local/index.php>

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

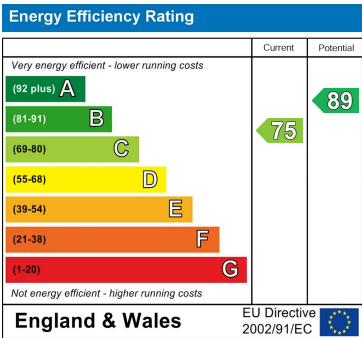
Floor Plan



Area Map



Energy Efficiency Graph



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