



ESTATE AGENTS



## 29 Wearde Road, Saltash, PL12 4NP

**Asking Price £285,000**

\*\*\*\*FOR SALE WITH NO ONWARD CHAIN\*\*\*\* Located in the highly sought-after area of Wearde Road, Saltash, this charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. The accommodation briefly comprises lounge/diner, kitchen, conservatory, two bedrooms and bathroom. Gardens to the front and rear with a good size brick paved driveway leading to garage. Other benefits include double glazing and gas central heating. In summary, this semi-detached bungalow on Wearde Road is a fantastic opportunity for anyone looking to settle in a tranquil yet accessible area of Saltash. With its prime location, it is sure to attract considerable interest. Do not miss your chance to make this delightful property your new home. EPC = C (73). Council Tax Band C. Freehold.

## 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, 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. The property is within walking distance to the popular Church Town Farm Nature Reserve with pleasant walks and stunning views.

## ENTRANCE

uPVC front door leading into the hallway.

## HALLWAY



Double glazed window to the front aspect, radiator, storage cupboard, doorways leading into the lounge/diner and kitchen.

## LOUNGE/DINER 16'00 x 11'2 (4.88m x 3.40m)



Double glazed window to the front aspect, radiator, various power points, fireplace with wooden mantle and tiled hearth, doorway leading into the inner hallway.



## KITCHEN 10'8 x 7'10 (3.25m x 2.39m)



Matching range of kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, double glazed window to the side aspect, various power points, storage cupboard, doorway leading to the side of the property.

## INNER HALLWAY

Storage cupboard, doorways leading into the bedrooms and bathroom, loft hatch providing access to the loft space.

**BEDROOM 1 15'00 x 9'00 (4.57m x 2.74m)**



Double glazed window to the rear aspect, radiator, power points, built in storage cupboard which houses the gas boiler.

**CONSERVATORY 11'5 x 6'10 (3.48m x 2.08m)**



uPVC double glazed windows to the side and rear aspect, power points, uPVC double glazed door leading to the rear garden.



**BEDROOM 2 10'5 x 9'00 (3.18m x 2.74m)**



Radiator, power points, double glazed patio doors leading into the conservatory.

**BATHROOM**



Matching bathroom suite comprising panelled bath with shower above, pedestal wash hand basin, low level w.c., double glazed window to the side aspect, radiator, tiled walls.

## FRONT GARDEN



To the front of the property there is a level garden which is mainly laid to lawn with picket fence.

## REAR GARDEN



Enclosed low maintenance rear garden which has a patio area providing an ideal spot for entertaining or alfresco dining, gravelled area, raised flower beds, storage shed.



## GARAGE



Located at the rear of the property there is garage with power and lighting.

## DRIVEWAY

To the side of the property there is a brick paved driveway which leads to the garage and provides ample off road parking.

## 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

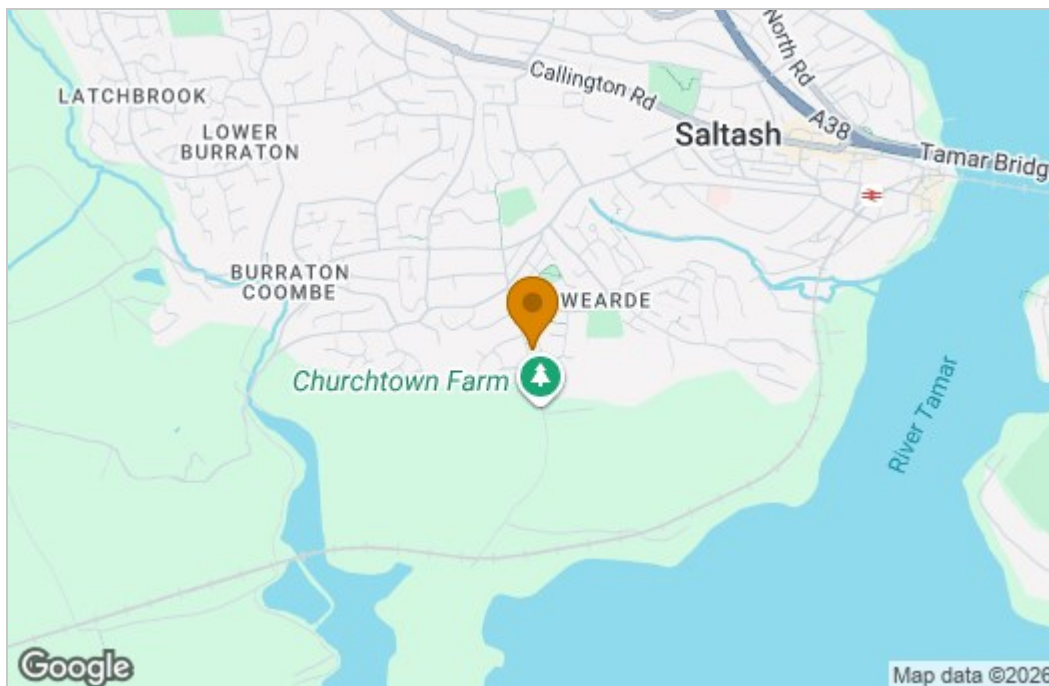
<https://labs.thinkbroadband.com/local/index.php>

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

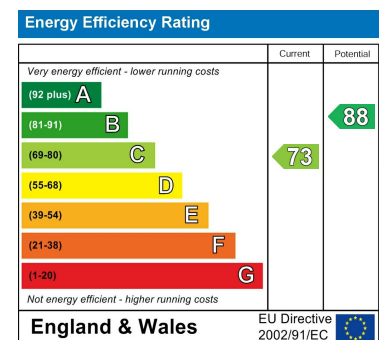
## Floor Plan



## Area Map



## Energy Efficiency Graph



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](mailto:sales@wainwrightestateagents.co.uk) <https://www.wainwrightestateagents.co.uk>