WAINWRIGHT

ESTATE AGENTS

20 The Brook, Saltash, PL12 6UL

Offers Over £325,000

A delightful detached 3/4 bedroom home situated in a highly sought after cul-de-sac location within the popular Cornish town of Saltash! This well presented reverse-level family home and is a must see in the current marketplace and offers many features including; a driveway for multiple vehicles, modern fitted kitchen, spacious lounge/diner with fireplace and balcony, snug/bedroom four, separate toilet, main bedroom with en-suite shower room and walk-in wardrobe, family bathroom, two further bedrooms with built-in wardrobes, utility room, lovely rear garden, solar panels (which are owned outright) & much more! There are views to be enjoyed from the balcony and a feeling a privacy and space throughout the house and garden and summer house / office. There is also a secluded children's play area in the road only a short walk away! EPC = B (81). Council Tax band D. 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 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

The property is arranged with the living accommodation to the ground floor (entrance level) with a staircase leading down to the bedrooms, bathroom and utility room on the lower ground floor. The main hallway has a staircase, loft access, coving, wooden flooring, radiator and power points.

KITCHEN 9'10" x 9'2" (3.0 x 2.8)

Modern matching kitchen comprising range of wall mounted and base units with work surfaces above, double glazed window to the front aspect. electric hob with extractor hood above, electric eye level oven, built in fridge/freezer, built in dishwasher, one and half bowl sink unit with mixer tap, tiled splashbacks, various power points, wall mounted boiler, work surfaces with additional pull out worktop.

LOUNGE/DINER 20'4" x 13'1" (6.2 x 4.0)

Double glazed window to the rear aspect, double upvc doors leading onto a delightful balcony with views of the local area, fitted carpet throughout,

feature fireplace and surround, two radiators, various power points, wall and ceiling lights, doorway leading into the sung/bedroom.

LOUNGE AREA

BALCONY

Accessed from the lounge with decked flooring, and iron railings, an ideal seating area for those delightful summer evenings.

DINING AREA

SNUG / BEDROOM 17'1" x 8'2" (5.2 x 2.5)

A delightful room which could be bedroom four or used as you wish, with double glazed doors with Juliet balcony, radiator, various power points, fitted carpet and ceiling light.

WC

Low level wc, washbasin, radiator, extractor fan.

LOWER FLOOR

Stairs which are fully carpeted lead to the lower floor, with window to the side aspect and wooden rails.

UTILITY ROOM 8'2" x 6'3" (2.5 x 1.9)

Plumbing for automatic washing machine, space for additional white goods, base units, single drainer sink unit, tiled splash backs, upvc window and door to the rear garden.

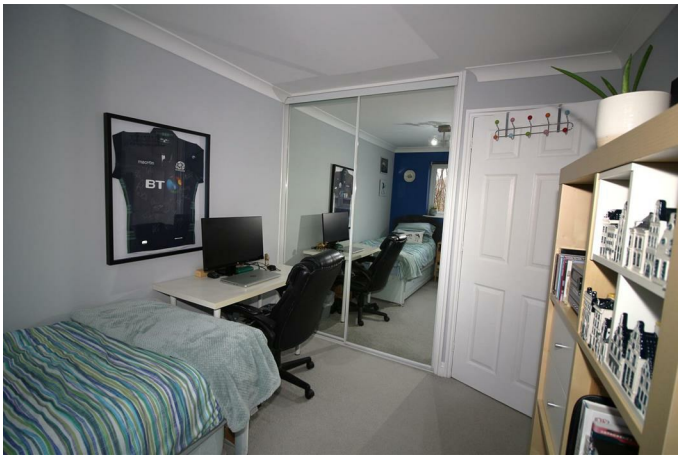
BEDROOM 10'10" x 9'10" (3.3 x 3.0)

Double glazed window to the rear aspect, fitted carpet, radiator, various power points, ceiling light, walk in wardrobe with light, doorway leading into the en-suite.

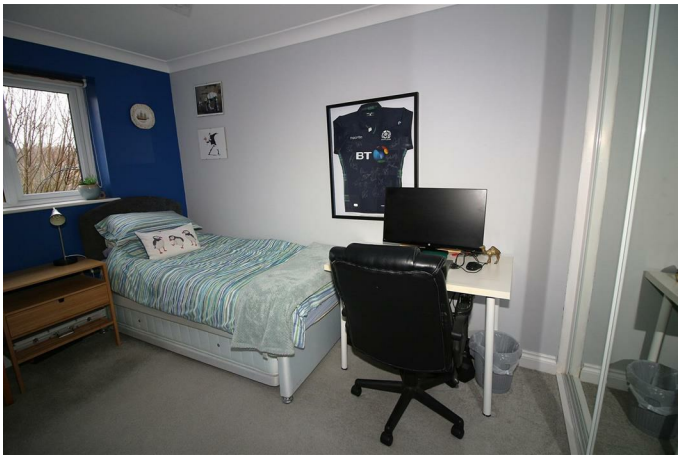
ENSUITE

Benefits from a white matching suite comprising of wash hand basin, wc, shower cubicle, radiator, shaving point and heated towel rail, double glazed window to the side aspect.

BEDROOM 10'10" x 8'2" (3.3 x 2.5)



Double glazed window to the rear aspect, fully fitted carpet, built in wardrobe space, radiator, ceiling light, various power points.



BEDROOM 10'10" x 9'6" (3.3 x 2.9)

Double glazed window to the rear aspect, fitted carpet, built in wardrobe, radiator, ceiling light, various power points.

BATHROOM

Matching white suite of bath with shower over & shower screen & fully tiled around, washbasin, low level w.c., heated towel rail and ceiling light.

OUTSIDE

To the front is parking for two to three cars, a small garden area and side gate giving access to the rear. The rear garden is mainly laid to lawn, with a paved and further gravelled area. There is also a delightful decked seating area. The garden also houses a delightful summer house, which the current owner uses as an office and benefits from power and light.

GARAGE

The garage is accessed from the front of the property. The garage has been reduced in size and is more a bike store.

SERVICES

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

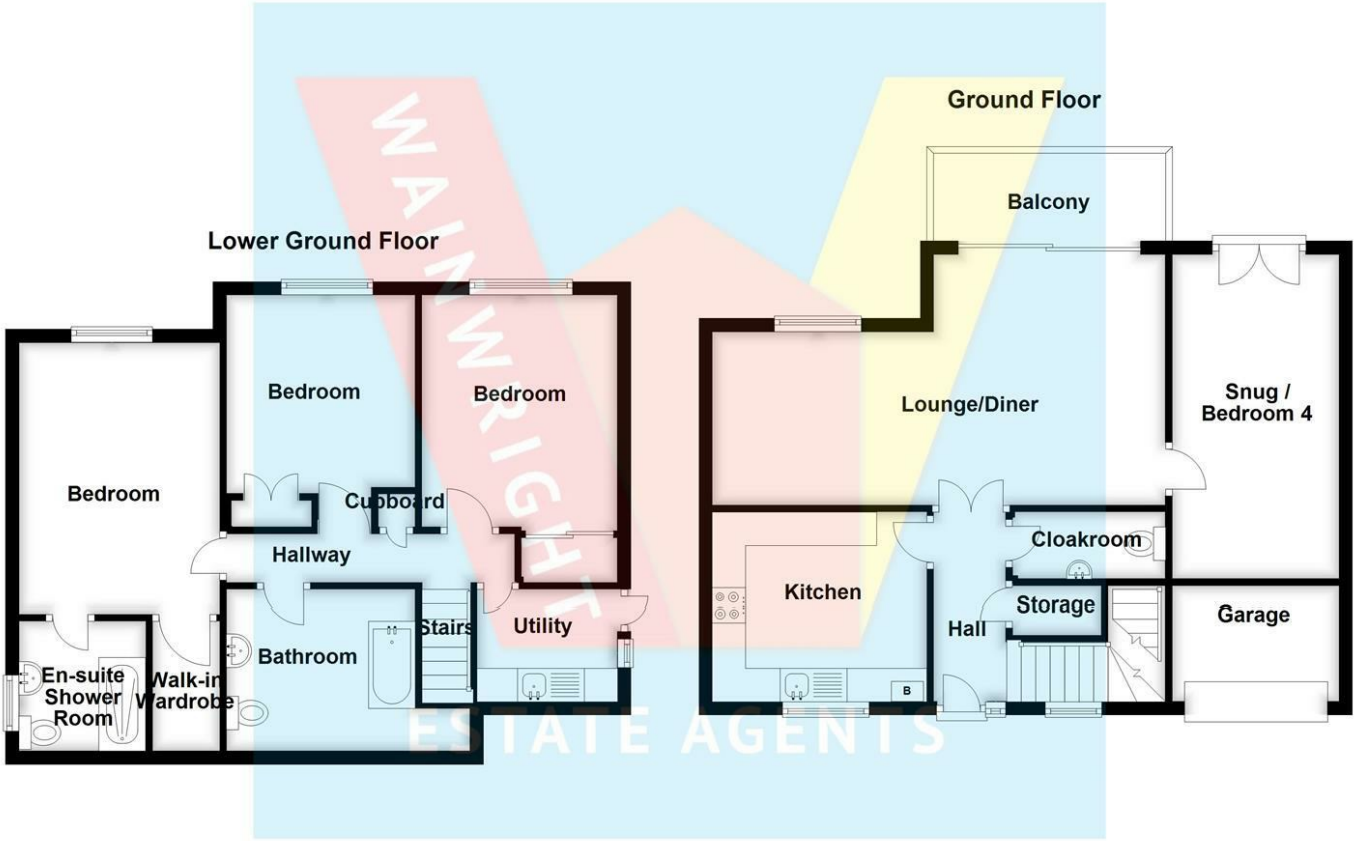
The property also benefits from good mobile phone coverage and a good speed internet service.

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

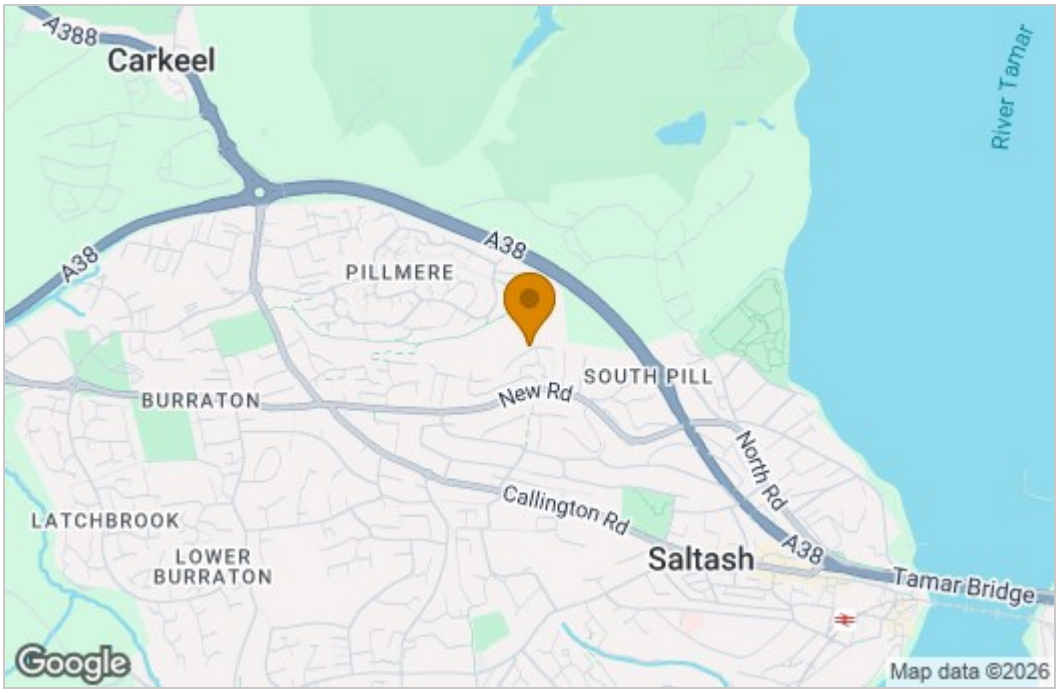
https://labs.thinkbroadband.com/local/index.php

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

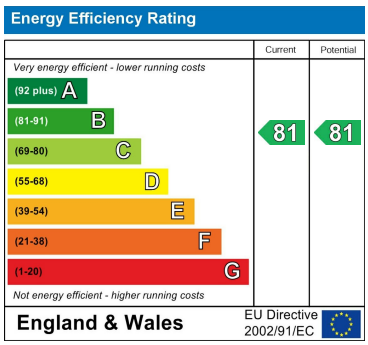
Floor Plan



Area Map



Energy Efficiency Graph



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