



ESTATE AGENTS



225 Callington Road, Saltash, PL12 6LN

Asking Price £625,000

Located in the popular Cornish town of Saltash, this impressive detached property offers a perfect blend of comfort and versatility, making it an ideal choice for families or those seeking multi-generational living. With four spacious reception rooms, this property provides ample space for relaxation, entertainment, and family gatherings. The house boasts four well-appointed bedrooms, ensuring that everyone has their own private sanctuary. Additionally, with three modern bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The property features double glazing and gas central heating system. There are front, side and rear gardens. For those with vehicles, there is a large brick paved driveway providing ample parking for several vehicles, adding to the practicality of this lovely residence. The versatile living accommodation allows for various configurations, catering to different lifestyles and preferences. In summary, this delightful home on Callington Road is not just a house; it is a place where memories can be made, and families can thrive. With its generous living spaces and thoughtful design, it is a must-see for anyone looking for a property offering versatile living accommodation. EPC = D (61). Freehold. Council Tax Band E

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 entrance porch.

ENTRANCE PORCH

Wooden doors with glass panels leading into the hallway.

HALLWAY



Doorways leading into the ground floor living accommodation, radiator, power points, stairs leading to the first floor.

FAMILY ROOM 14'4 x 13'5 (into bay window) (4.37m x 4.09m (into bay window))



Double glazed bay window to the front aspect with further double glazed window to the side aspect, radiator, power points, coved ceiling, feature fireplace.

LOUNGE 12'7 x 11'11 (3.84m x 3.63m)



Double glazed window to the side aspect, feature fireplace with wood burner, radiator, power points, coved ceiling, archway leading into dining room.

DINING ROOM 13'10 x 10'10 (4.22m x 3.30m)



Double glazed window to the rear aspect, radiator, power points, bi fold doors leading to the rear garden, double wooden doors with glass panels leading into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 19'10 x 11'10 (6.05m x 3.61m)



Modern matching kitchen comprising range of kitchen units, worksurfaces, inset sink with mixer tap, space for cooker range with extractor hood

above, space for fridge/freezer, light and airy room with double glazed windows to the front and rear aspect, space for breakfast table, various power points, under floor heating, storage cupboard, down lighting, doorway leading into the utility room, the gas boiler which supplies the hot water and central heating system is located within a kitchen cupboard.



UTILITY ROOM 7'2 x 6'6 (2.18m x 1.98m)

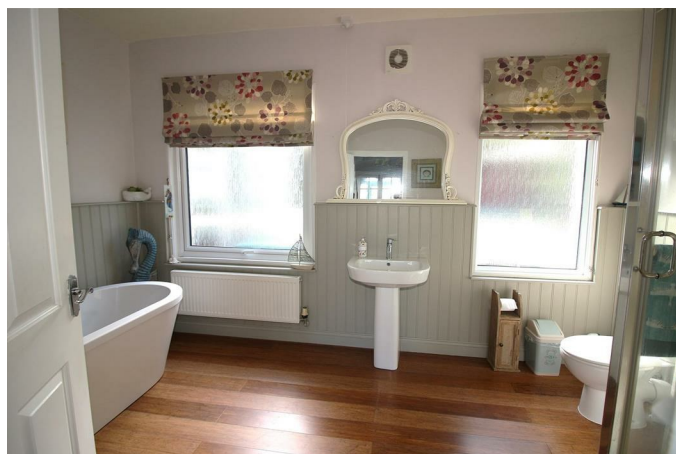
Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, space and plumbing for washing machine, space for tumble dryer, power points, double glazed window to the rear aspect, doorway leading to the rear garden.

BEDROOM 15'00 x 14'11 (into bay window) (4.57m x 4.55m (into bay window))

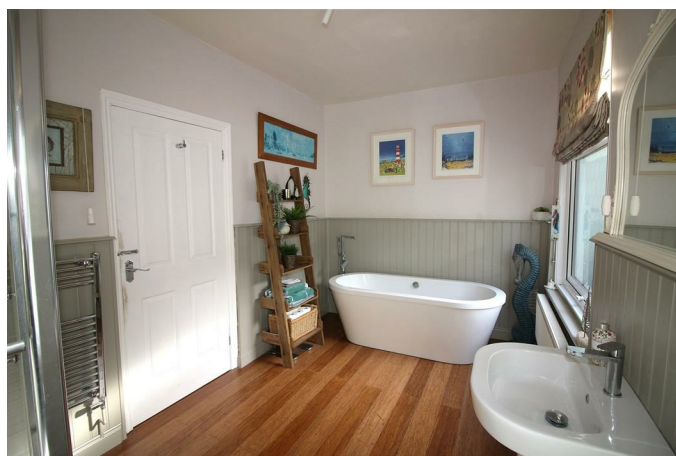


Double glazed bay window to the front aspect, radiator, various power points, coved ceiling, range of fitted wardrobes.

FAMILY BATHROOM 13'8 x 8'2 (4.17m x 2.49m)



Matching bathroom suite comprising Victorian style bath, walk in double shower cubicle with shower, pedestal wash hand basin, low level w.c., radiator, two double glazed windows to the rear aspect.





ANNEXE ENTRANCE

Doorway from the hallway leads into the annexe lounge.

ANNEXE LOUNGE 12'3 x 11'6 (3.73m x 3.51m)



Double glazed French style doors leading to the rear garden, radiator, power points, coved ceiling, doorway leads into the dressing room.

ANNEXE DRESSING ROOM 12'11 x 6'10 (3.94m x 2.08m)



Wall to wall built in wardrobes, radiator, power points, down lighting, doorways lead into the bedroom and shower room.

ANNEXE BEDROOM 11'4 x 8'10 (3.45m x 2.69m)



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

ANNEXE SHOWER ROOM



Modern matching white suite comprising walk in double shower cubicle with electric shower, low level w.c., pedestal wash hand basin, heated towel rail, down lighting, double glazed window to the rear aspect.

STAIRS



Leading to the first floor landing.

LANDING

Doorways leading into the first floor

accommodation, linen cupboard and additional storage cupboard, velux window to the rear aspect.

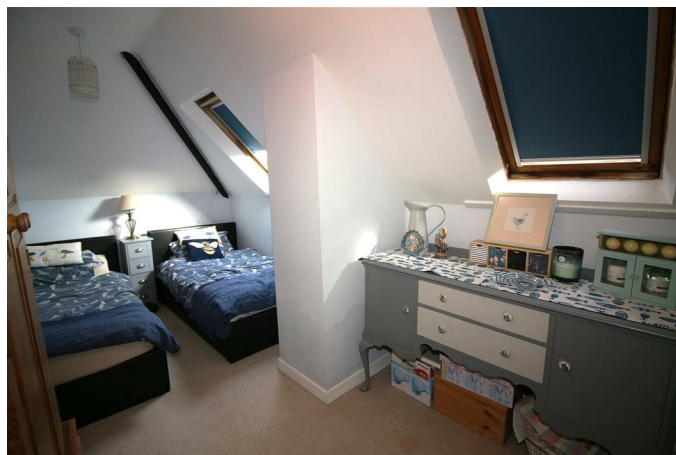
BEDROOM 16'11 x 9'7 (5.16m x 2.92m)



Double glazed window to the front aspect with a pleasant outlook over looking the local area and extends towards Dartmoor, radiator, power points, access into the loft storage space, built in double wardrobe.



BEDROOM 17'3 x 8'3 (5.26m x 2.51m)



Two velux windows to the side aspect, radiator, power points, access into the loft storage space with power and lighting.



BATHROOM



Modern matching bathroom suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level w.c., velux window to the rear aspect.

OUTSIDE

The property has front side and rear gardens.

FRONT GARDEN



The front and side garden has a laid to lawn area with a selection of mature bushes and shrubs to the boarder, raised flower beds with a selection of plants and shrubs, steps leading to the front door.



REAR GARDEN



Low maintenance rear garden which is mainly paved, raised undercover patio area providing an ideal spot for entertainment or alfresco dining, raised flower beds with various mature plants and shrubs, two garden sheds providing storage, log cabin with power and lighting, gateways to each side of the garden leading to the side and front gardens.





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

DRIVEWAY



One of the real selling points of this property is the large brick paved driveway at the front of the property, there is ample parking for several cars and there would also be space for a caravan or boat.



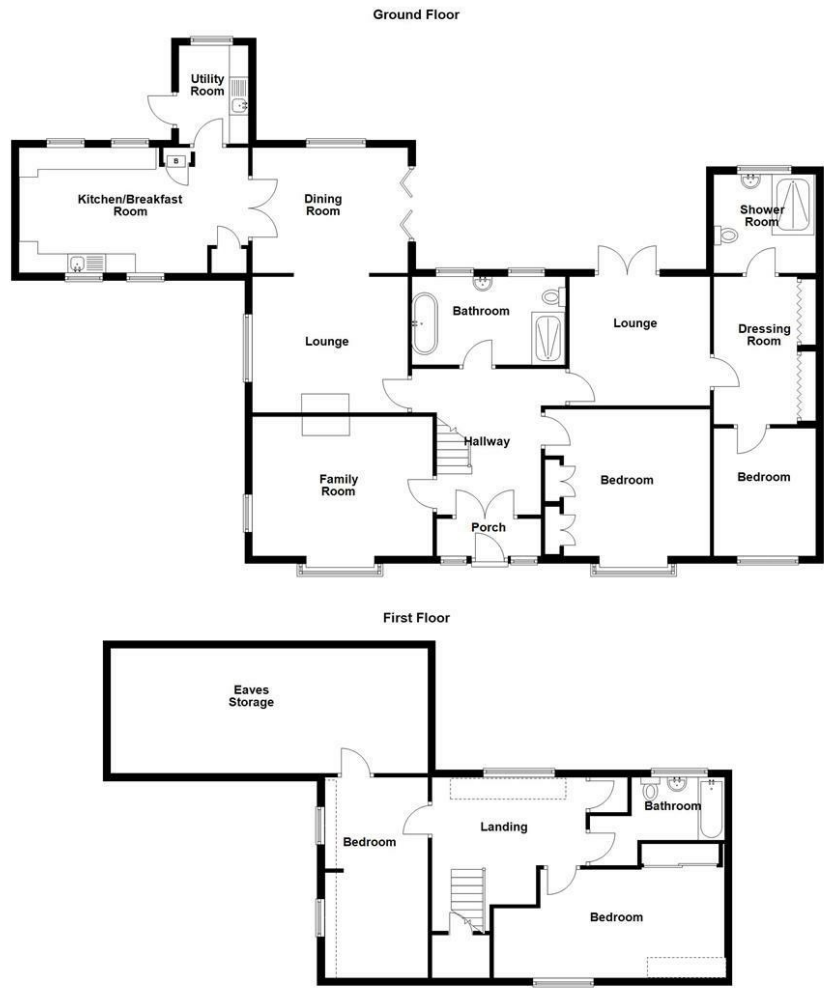
SERVICES

This property benefits from mains gas, mains water and mains electricity

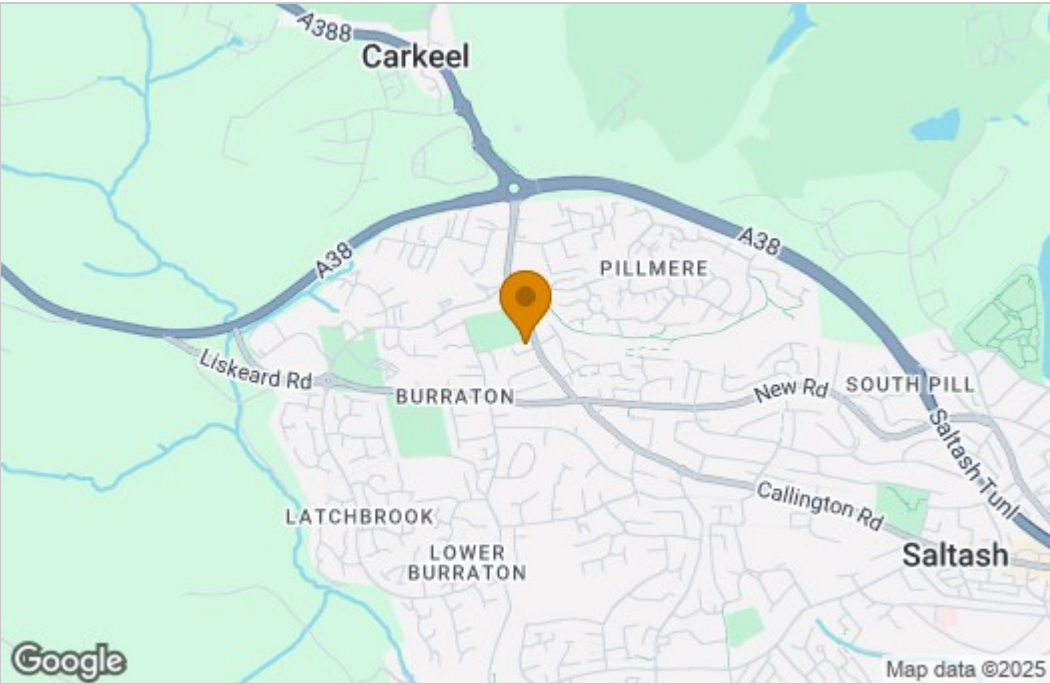
Please check out the links below, where you can find mobile phone coverage services and Internet provider speeds top the property location:

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

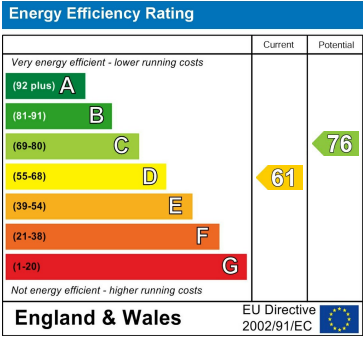
Floor Plan



Area Map



Energy Efficiency Graph



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