



ESTATE AGENTS



## 6 Lockyer Terrace, Saltash, PL12 6DF

**£265,000**

Welcome to Lockyer Terrace, Saltash - a charming terraced house with breathtaking views of The River Tamar and the picturesque local countryside. This delightful property boasts two reception rooms, three cosy bedrooms, and a well-maintained bathroom. This property exudes character with its period features, adding a touch of historic charm to your everyday living. The gas central heating ensures warmth and comfort throughout the property, making it a cosy retreat during the colder months. Situated in a popular location, this house not only offers stunning views but also provides a convenient and desirable place to call home. Whether you're relaxing in one of the reception rooms or waking up to the beautiful scenery from your bedroom, this property offers a tranquil escape from the hustle and bustle of everyday life. With its unique character, prime location, and inviting atmosphere, a viewing is highly recommended to fully appreciate the beauty and potential this property has to offer. Don't miss out on the opportunity to make this house your new home sweet home. EPC = D (62). Freehold Property. Council Tax Band B

## 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 also various popular schools in the locality. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

## ENTRANCE

Front door leading into the entrance vestibule with doorway leading into the hallway.

## HALLWAY

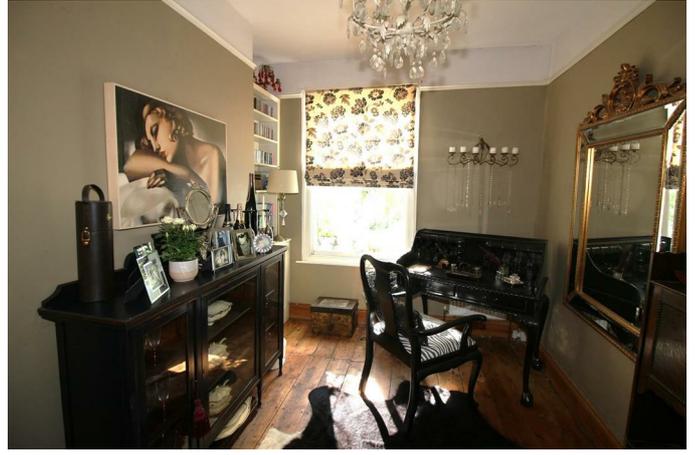
Doorways leading into the ground floor living accommodation, radiator, power points, dado rail.

## LOUNGE 15'11 x 10'10 (4.85m x 3.30m)



Bay window to the front aspect with stunning views of The River Tamar and extending towards Dartmoor, radiator, power points, stripped wooden floor boards, feature fireplace with decorative tiles and wooden surround, picture rail, double wooden doors leading into the dining room.

## DINING ROOM 10'10 x 9'00 (3.30m x 2.74m)



Window to the rear aspect, radiator, power points, wooden stripped floor boards, picture rail.

## KITCHEN/BREAKFAST ROOM



Cottage style kitchen with range of wall mounted and base units kitchen units with worksurfaces above,

## KITCHEN AREA 12'8 x 8'8 (3.86m x 2.64m)



Cottage style kitchen with range of wall mounted and base units kitchen units with worksurfaces above, single drainer sink unit with mixer tap, gas fired Aga range, various power points, window to the side aspect, opening leading into the breakfast area.

## BREAKFAST AREA 8'5 x 5'9 (2.57m x 1.75m)



Space for dining room table, power points, doorway leading to the rear garden.

## STAIRS

Leading to half landing.

## HALF LANDING

Doorway leading into the bathroom.

## BATHROOM



Matching bathroom comprising Victorian style bath, shower cubicle with electric shower, vanity unit with inset wash hand basin and cupboard beneath, low level w.c., window to the side aspect, painted wooden floorboards, extractor fan.

## STAIRS

Leading to the main landing area.

## LANDING



Doorways leading into the first floor accommodation.

## BEDROOM 1 15'11 x 9'6 (4.85m x 2.90m)



Window to the front aspect with stunning views of The River Tamar and local countryside, radiator, power points, painted wooden floorboards, feature Victorian style fireplace with tiled and wooden mantle.

## BEDROOM 2 12'10 x 8'11 (3.91m x 2.72m)



Window to the rear aspect, radiator, power points, exposed wooden floorboards, feature Victorian style fireplace with wooden mantle.

### **BEDROOM 3 10'3 x 5'10 (3.12m x 1.78m)**

Window to the front aspect with stunning views of The River Tamar and local countryside, power points, radiator, exposed wooden floorboards.

### **OUTSIDE**

The property has gardens to the front and rear.

### **REAR GARDEN**



Courtyard enclosed rear garden with seating area, outside water tap, lean to workshop and gateway leading to the rear.

### **FRONT GARDEN**

To the front of the property there is a mature garden with a selection of mature plants, shrubs and flowers, seating area, stunning views of The River Tamar and countryside, pathway and steps leading to the front door.

### **SERVICES**

The property benefits 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

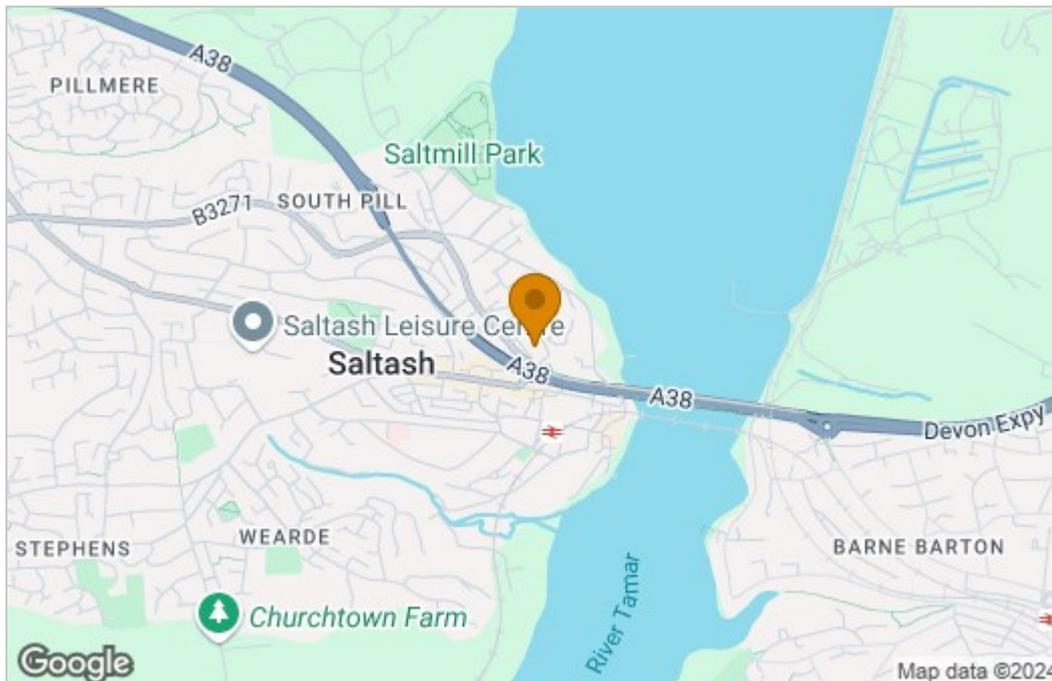
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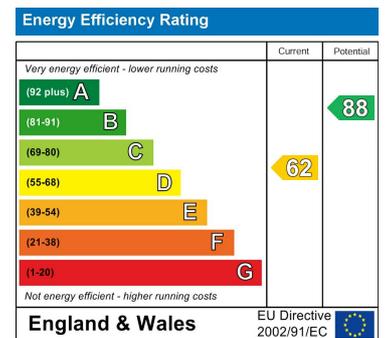
## Floor Plan



## Area Map



## Energy Efficiency Graph



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