



ESTATE AGENTS



3 The Gallops, Saltash, PL12 6WQ

Offers Over £225,000

Nestled in the charming area of The Gallops, Pillmere, Saltash, this delightful end-terrace house offers a perfect blend of comfort and modern living, the property boasts a contemporary design that is both inviting and practical. The well presented accommodation briefly comprises hallway, lounge, modern fitted kitchen/diner, downstairs w.c., two double bedrooms, modern shower room, gardens front and rear, the rear garden being southerly facing, with two parking spaces at the front of the property. The house has gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Parking is a significant advantage, with space available for two vehicles, a rare find in many residential areas. This feature adds to the overall appeal, allowing for hassle-free parking and easy access to your home. In summary, this end-terrace house in The Gallops, Pillmere, is a wonderful opportunity for those seeking a modern, well-equipped home in a desirable location. With its practical layout, ample parking, and contemporary amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own. EPC = 72 (C). Council Tax Band B. 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 also various popular schools in the locality. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

ENTRANCE

uPVC front door with pattern glass leading into the hallway.

HALLWAY

Stairs leading to the first floor, radiator, power points, doorway leading into the lounge.

LOUNGE 15'3 x 9'3 (4.65m x 2.82m)



Double glazed window to the front aspect, radiator, various power points, two ceiling light points, coved ceiling, large storage cupboard with lighting, doorway leading into the kitchen/diner.

KITCHEN/DINER 12'8 x 9'3 (3.86m x 2.82m)



Modern matching fitted kitchen comprising range of wall mounted and base units with worksurfaces above, bowl and a half sink unit with mixer tap, tiled splashbacks, built in fridge/freezer, built in washing machine, built in dishwasher, built in eye level

double oven the top oven being a combination oven/microwave and the lower is a fan assisted oven, five ring gas hob with extractor hood above, double glazed window to the rear aspect, radiator, various power points, down lighting, coved ceiling, doorway leading to a rear hallway.



REAR HALLWAY

uPVC door leading to the rear garden, storage cupboard (matching the kitchen units) which houses the gas boiler, doorway leading into the downstairs w.c.

CLOAKROOM



Modern matching white suite comprising vanity unit with inset wash hand basin and cupboard beneath, low level w.c., double glazed window to the rear aspect, radiator.

STAIRS

Leading from the hallway to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, loft hatch providing access to the loft space which has a pull down ladder, light and boarded.

**BEDROOM 1 10'11 to fitted wardrobes x 9'3
(3.33m to fitted wardrobes x 2.82m)**



Double glazed window to the front aspect with a pleasant outlook overlooking the local area and extending towards The River Tamar and Dartmoor, radiator, power points, built in double wardrobe, coved ceiling.



VIEW



From Bedroom 1

**BEDROOM 2 10'11 to fitted wardrobe x 8'10
(3.33m to fitted wardrobe x 2.69m)**



Double glazed window to the rear aspect, radiator, power points, built in wardrobe, line cupboard, coved ceiling.



SHOWER ROOM



Modern matching shower suite comprising vanity unit with wash hand basin and cupboard beneath, walk in shower with rain fall shower, heated towel rail.

FRONT GARDEN

Small front garden with low maintenance gravelled area, pathway located at the side of the property

leading to gateway providing access to the rear garden.

REAR GARDEN



Split level southerly facing rear garden with patio area providing an ideal spot for entertaining or alfresco dining, steps leading to the remainder of the garden which has artificial grass, flower beds with various plants and shrubs, additional patio area, garden shed.



PARKING



To the front of the property there is two parking spaces.

SERVICES

Mains Gas and Electric

Water & Sewerage is supplied by Southwest Water.

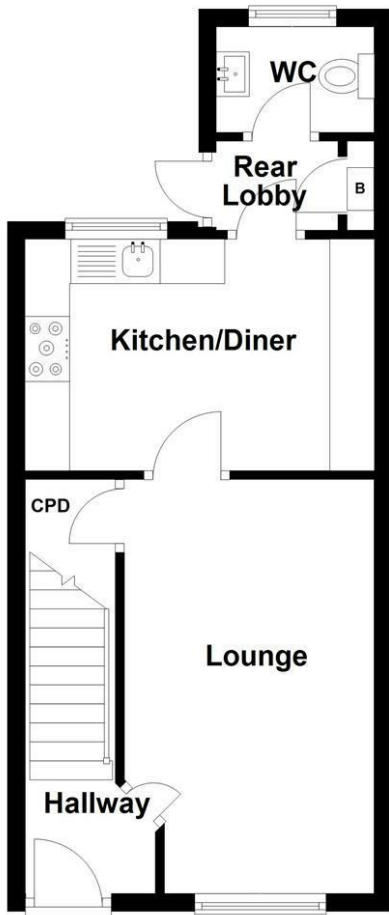
The property also benefits from good mobile phone coverage and a good speed internet service.

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

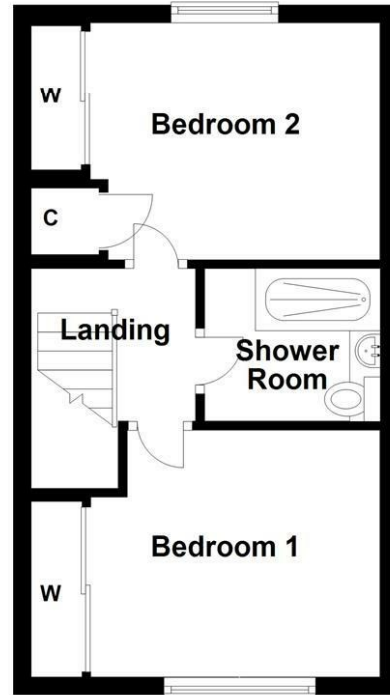
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Floor Plan

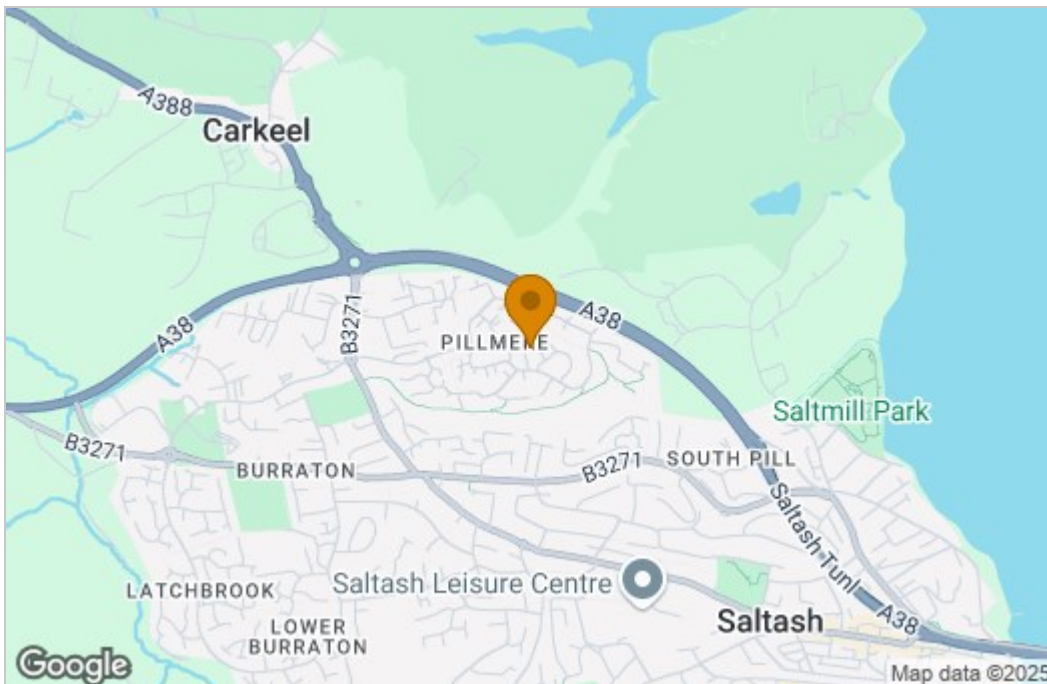
Ground Floor



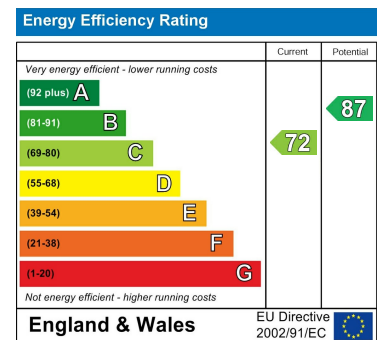
First Floor



Area Map



Energy Efficiency Graph



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