



ESTATE AGENTS



1 Brayers Court, Saltash, PL12 5FE

Asking Price £215,000

Nestled in the charming village of Tideford, Saltash, this well presented delightful detached house at Brayers Court offers a perfect blend of comfort and tranquillity. With no onward chain, this property presents an excellent opportunity for those seeking a peaceful retreat or a first-time home. The accommodation briefly comprises lounge, modern fitted kitchen/diner, two bedrooms, modern bathroom, good size rear garden with office/hobby room. Other benefits include double glazing and oil fire central heating. Set in a village location, this property allows residents to enjoy the serene surroundings while still being within easy reach of local amenities. The community atmosphere of Tideford enhances the appeal, making it a wonderful place to call home. EPC = C (69) .

Freehold property. Council Tax Band B

LOCATION

The property is situated in the charming riverside village of Tideford on the western boundary of the Tamar Valley which is an area of Outstanding Natural Beauty. Tideford lies in the rolling Cornish countryside approx five miles west of Saltash and the Tamar Bridge. The A38, which passes through the village, provides excellent transport links to Plymouth and all parts of the region. There is a regular bus service through the village to Plymouth and neighbouring towns.

ENTRANCE



Front door leading into the lounge.

LOUNGE 14'9 x 11'3 (4.50m x 3.43m)



Double glazed window to the front aspect, radiator, various power points, stairs leading to the first floor with under stairs storage, doorway leading into the kitchen/diner. Walk in cupboard (previously a downstairs w.c.)

KITCHEN/DINER 18'7 x 9'10 (5.66m x 3.00m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, built in fridge/freezer, built in eye level electric oven, electric hob with extractor hood above, built in dishwasher, built in washing machine, various power points, double glazed window to the rear aspect, down lighting, radiator, double glazed window to the side aspect, uPVC double glazed door leading to the rear garden.



STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, linen cupboard with shelving.

BEDROOM 1 9'10 x 9'8 (3.00m x 2.95m)



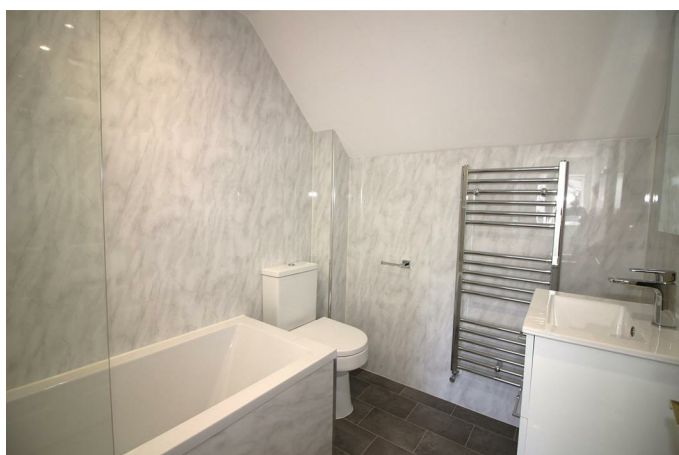
Double glazed window to the rear aspect, radiator, power points.

BEDROOM 2 9'10 x 8'5 (3.00m x 2.57m)



Double glazed window to the rear aspect, radiator, various power points.

BATHROOM



Modern matching white bathroom suite comprising panelled bath with shower above, vanity unit with inset wash hand basin and cupboard beneath, low level w.c., radiator.



REAR GARDEN



The rear garden is arranged over different sections, the first section has a gravelled area and patio area with various mature plants and shrubs this then leads to a decked area providing an ideal spot for entertaining or alfresco dining, steps lead down to a grassed area and the office/hobby room.





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>

OUTSIDE OFFICE/HOBBY ROOM 20'11 x 6'6 (6.38m x 1.98m)



Located at the rear there of the property there is an office/hobby room with power and down lighting, window to the rear aspect.



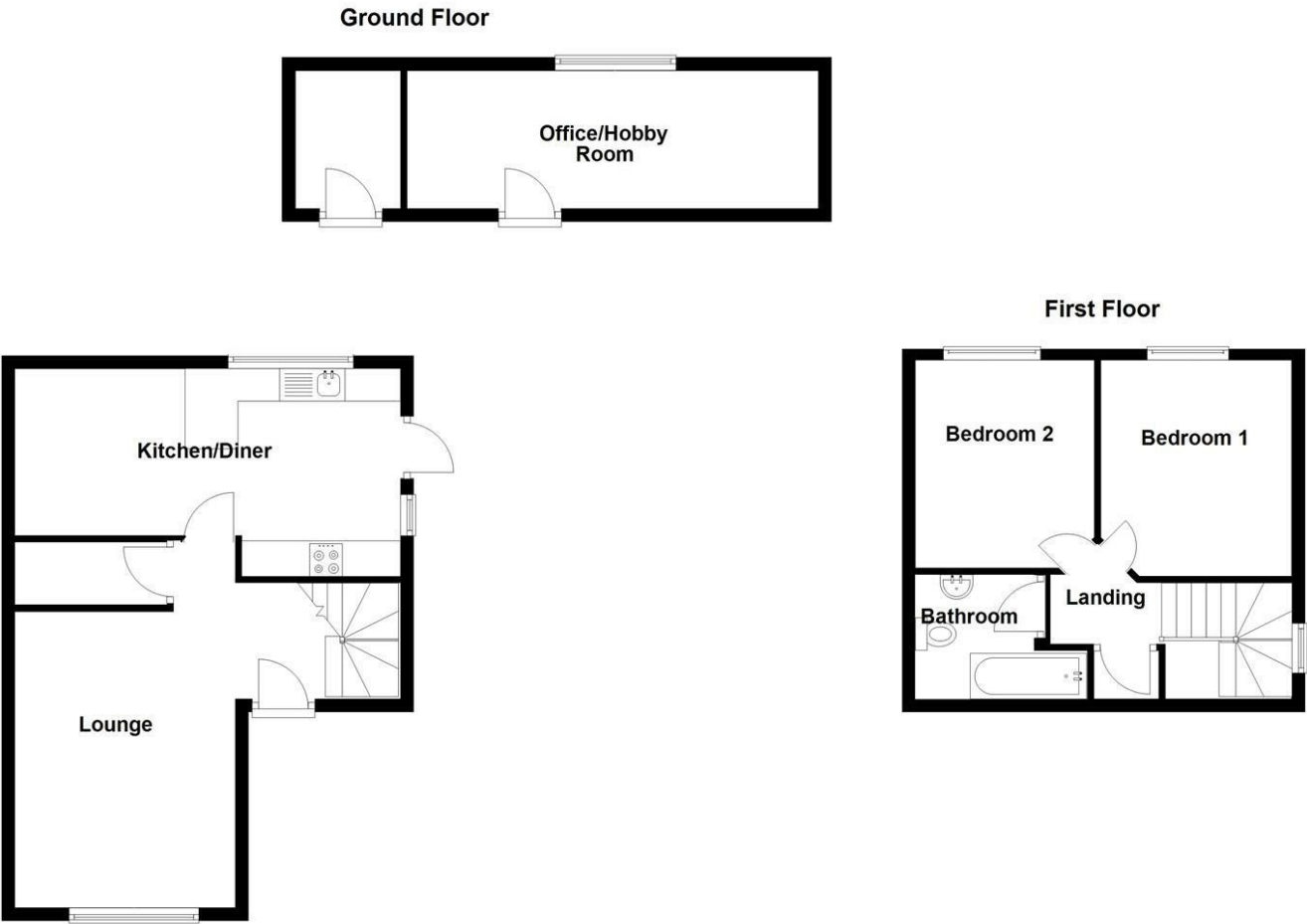
SERVICES

The property benefits from, mains electric and mains water and sewerage.

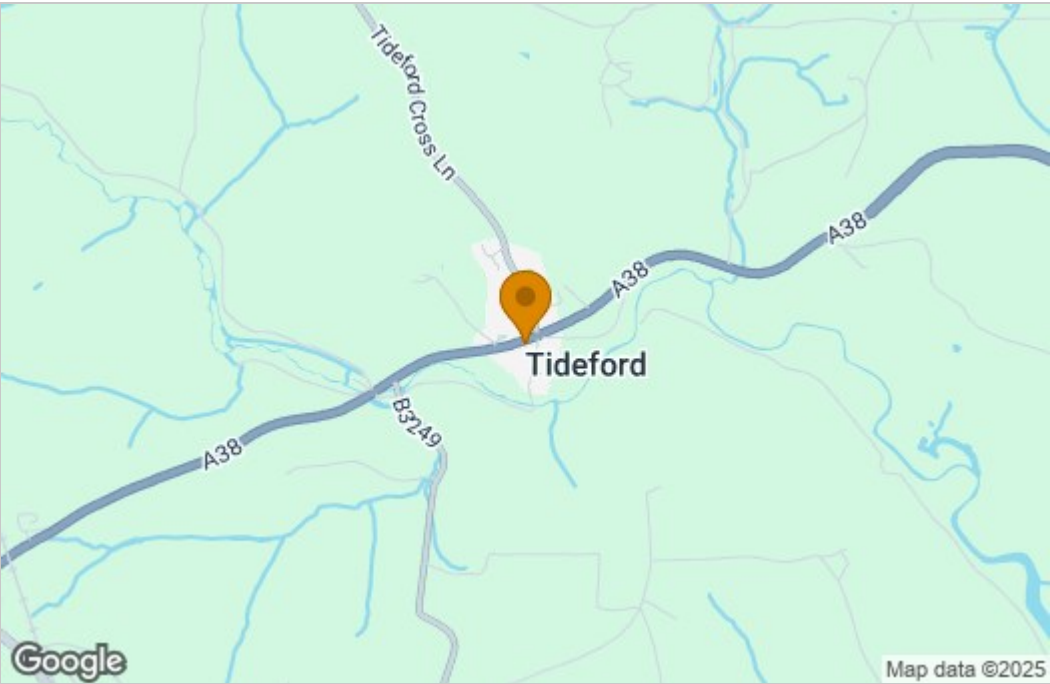
The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find

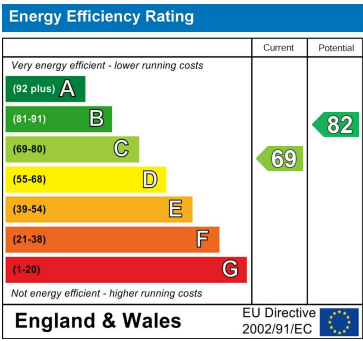
Floor Plan



Area Map



Energy Efficiency Graph



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