



ESTATE AGENTS



## 5 The Brook, Saltash, PL12 6UL

**Offers Over £280,000**

\*\*\*\*FOR SALE WITH NO ONWARD CHAIN\*\*\*\* Located in a cul-de-sac position within the popular Cornish town of Saltash is this delightful split level detached house offering a perfect blend of comfort and convenience. The accommodation briefly comprises lounge, kitchen/diner, downstairs w.c., three bedrooms the master bedroom having an en-suite, family bathroom, front and rear gardens, garage and driveway. Other benefits include double glazing and gas central heating, One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. This is an excellent opportunity for those looking to settle in a peaceful yet accessible location. In summary, this detached house in The Brook, Saltash, is a wonderful choice for anyone seeking a family home. Don't miss the chance to make this lovely property your own. EPC = D (68) Council Tax Band D. Freehold Property.

## LOCATION



The property is situated in an enviable location within a cul-de-sac in the much sought after area of Saltash. 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 hallway.

## HALLWAY

Doorways leading into the downstairs w.c. and lounge.

## LOUNGE 18'3 x 12'5 (5.56m x 3.78m)



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

## DOWNSTAIRS W.C.



Low level w.c., wash hand basin, obscure glass double glazed window to the front aspect, radiator.

## STAIRS

From the lounge stairs lead to a half landing with doorway leading into the kitchen/diner.

## KITCHEN/DINER 18'3 x 10'00 at max point (5.56m x 3.05m at max point)



## KITCHEN AREA



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing

machine and dishwasher, built in electric oven with gas hob and extractor hood above, space for fridge/freezer, various power points, double glazed window to the rear aspect, wall mounted gas boiler which supplies the hot water and central heating system. The kitchen leads into the dining area.

### DINING AREA



Space for dining room table, radiator, sliding patio doors leading to the rear garden and patio area.

### STAIRS

Lead from the half landing to further landing area with doorways leading into bedroom one and the family bathroom.

### BEDROOM 1 11'4 x 10'4 (3.45m x 3.15m)



Double glazed window to the front aspect with a pleasant view overlooking the local area, radiator, power points, built in double wardrobe with hanging space and shelving, doorway leading into the en-suite shower room.



### EN-SUITE



Matching suite comprising shower cubicle with electric shower and tiled walls, low level w.c., wash hand basin, obscure double glazed window to the side aspect, electric shaving socket, part tiled walls.



## BATHROOM



Matching bathroom suite comprising P shaped shower bath with shower above, pedestal wash hand basin, low level w.c., radiator, part tiled walls, obscure glass double glazed window to the front aspect.

## STAIRS

Lead to landing area with doorways leading into bedroom two and three.

## BEDROOM 2 10'01 x 8'10 (3.07m x 2.69m)



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

## BEDROOM 3 8'10 x 7'00 (2.69m x 2.13m)



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



## FRONT GARDEN



The front garden has a grassed area with selection of mature plants and bushes, steps leading to the front door.

## REAR GRDEN



Enclosed rear garden with patio area providing an ideal spot for entertaining or alfresco dining, the remainder of the garden is mainly laid to lawn with a range of mature plants and shrubs to the borders, outside tap, steps leading down to a pathway where there is a wooden gateway leading to the front of the property.



## GARAGE



Located at the side of the house with up and over garage door.

### DRIVEWAY

Leading to the garage and provides off road parking.

### 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 to the property location

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

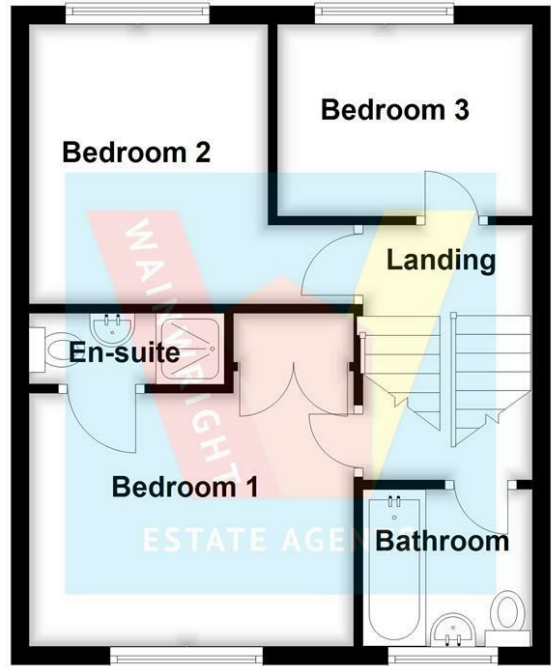
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

# Floor Plan

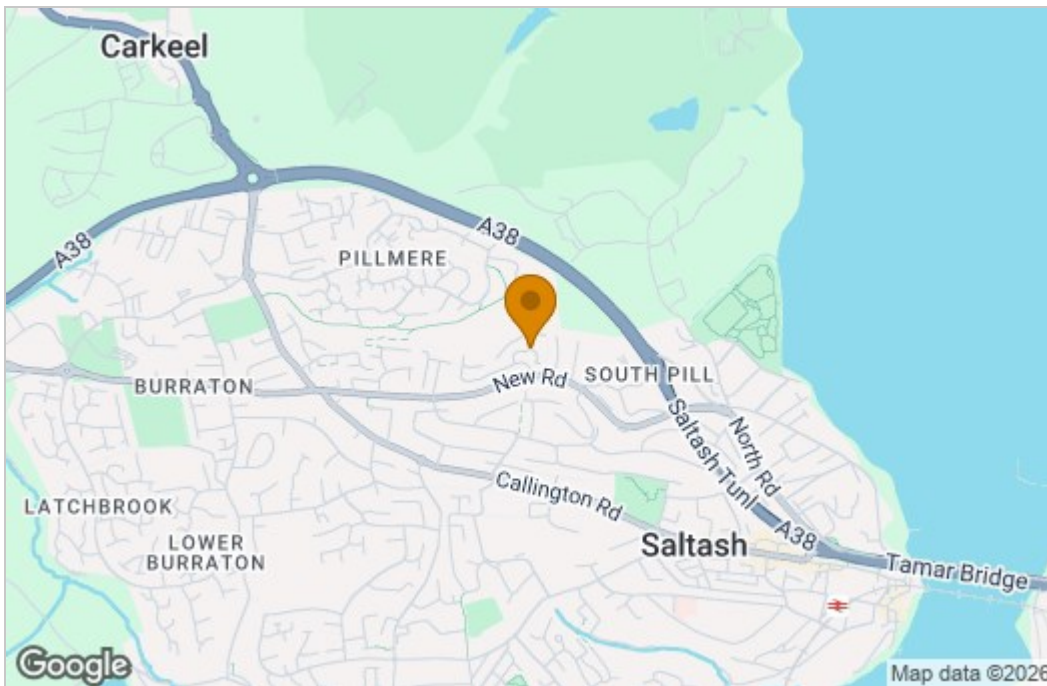
## Ground Floor



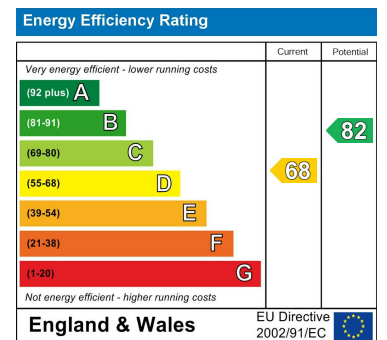
## First Floor



# Area Map



# Energy Efficiency Graph



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