WAINWRIGHT
ESTATE AGENTS









3 Saltmill, Saltash, PL12 6LG

Offers Over £190,000

Charming cottage style semi detached house located on the edge of the popular Cornish Town of Saltash. The well presented accommodation briefly comprises, modern fitted kitchen, lounge, two bedrooms the master bedroom having a balcony, modern bathroom and rear enclosed courtyard garden. Other benefits include double glazing and gas central heating. To appreciate the location, charm and all this home has to offer an internal viewing really is a must. EPC = E (52). Freehold Property. Council Tax Band B

LOCATION
The property is located on the edge of the much sought after Cornish town of Saltash and is within close proximity to the Golf & Leisure club of The China Fleet. 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 hallway.

HALLWAY
Doorways leading into the ground floor living accommodation, stairs leading to the first floor landing.

KITCHEN 12'11 x 9'6 (3.94m x 2.90m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap above, tiled splashbacks, built in eye level electric oven, gas hob, space and plumbing for washing machine, various power points, double glazed window to the front aspect, radiator, coved ceiling, double glazed French style doors leading to the rear courtyard garden, opening leading into storage area where there is coat hanging space and doorway leading to the rear garden. The boiler is located in the kitchen which supplies the hot water and central heating system.



LOUNGE 12'11 x 9'3 (3.94m x 2.82m)



Double glazed window to the front aspect, radiator, power points, feature fireplace, coved ceiling.

STAIRS
Leading to the first floor.

LANDING
Doorways leading into the first floor living accommodation, double glazed window to the rear aspect, radiator.

BEDROOM 1 12'11 x 9'5 (3.94m x 2.87m)



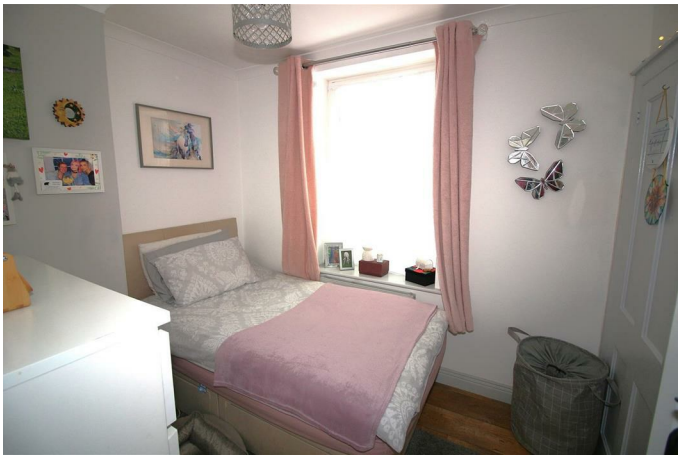
Double glazed window to the front aspect, double glazed French style doors leading out onto the

balcony, radiator, power points, feature beamed ceiling, feature decorative fireplace.





BEDROOM 2 9'3 x 7'7 (2.82m x 2.31m)



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

BATHROOM



Modern matching bathroom suite comprising panelled bath with shower attachement above, vanity unit with inset wash hand basin and cupboard beneath, low level w.c., heated towel rail, obscure glass double glazed window to the rear aspect, part tiled walls.

OUTSIDE



To the front of the proepry there is a small low maintenance garden with pathway leading to the front door.

REAR COURTYARD GARDEN



Low maintenance enclosed brick paved courtyard garden.

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

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

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

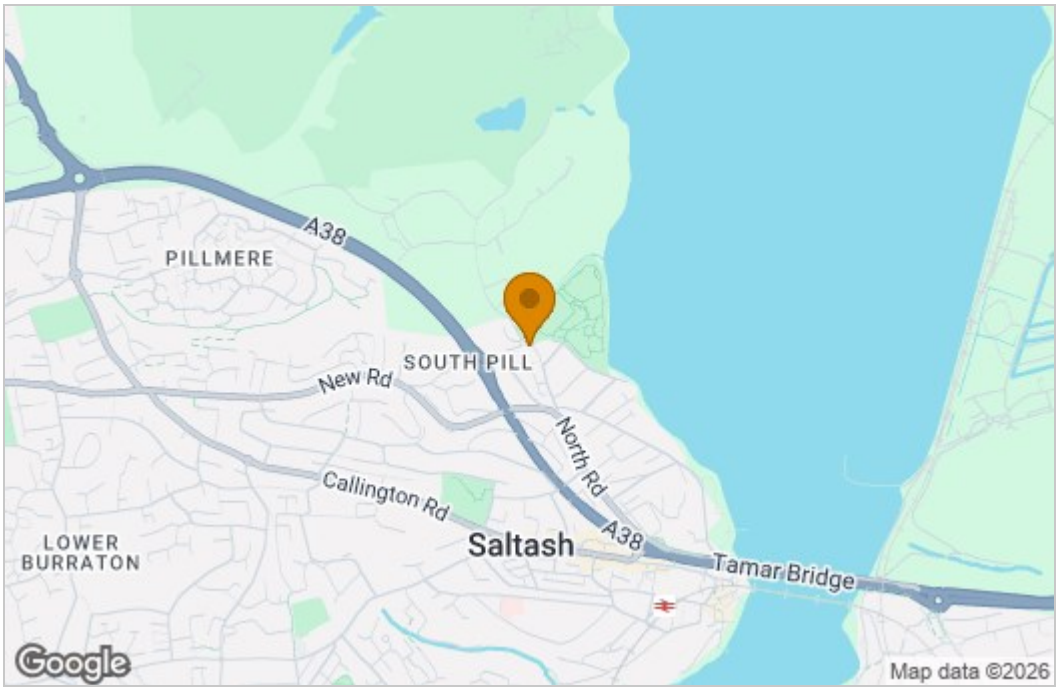
AGENTS NOTE

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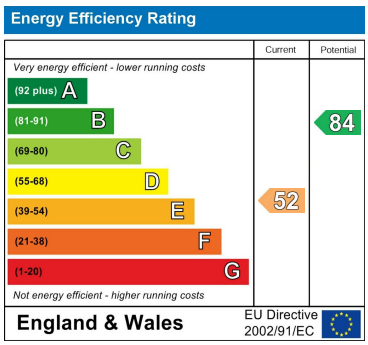
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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