



## Fairfield Park , Saltash, PL12 6NP

Offers In The Region Of £700,000

Welcome to this charming detached bungalow in the picturesque village of Carkeel, Saltash. This delightful property boasts lounge, kitchen/diner, conservatory, three cosy bedrooms, and a well-appointed bathroom. Situated on approximately 3.5 acres of land, this

bungalow offers ample space for outdoor activities and gardening enthusiasts. The property features a spacious workshop measuring 65'ft x 19'5 inches, providing the perfect space for hobbies, storage and garage. One of the standout features of this property is the stunning water and countryside views that can be enjoyed from various vantage points. Imagine waking up to the tranquil sights of nature right from the comfort of your own home. Conveniently, there is parking available for many vehicles and room for a boat or caravan, ensuring that you have a secure place to park. The village location adds to the appeal of this property,

offering a peaceful and tight-knit community for you to become a part of. Don't miss out on the opportunity to own this lovely bungalow with its generous land size, workshop, and beautiful views. Contact us today to arrange a viewing and experience the charm of this property for yourself. EPC = C (73). Freehold Property. Council Tax Band E

## LOCATION



The property is situated in the Carkeel area which is located on the edge of the popular Cornish town 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

uPVC front door leading into the hallway.

## HALLWAY



Doorways leading into the living accommodation, storage cupboard with hanging space and shelving, two radiators, linen cupboard, power points.

## LOUNGE 15'8 x 15'8 (4.78m x 4.78m)



Double glazed window to the front aspect with lovely views of the local countryside and The River Tamar, radiator, various power points, archway leading into the kitchen/diner.

## KITCHEN/DINER 13'2 x 12'8 (4.01m x 3.86m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in double eye level electric oven, gas hob with extractor hood above, space and plumbing for washing machine, double glazed window to the rear aspect, various power points, space for fridge/freezer, double glazed sliding patio doors leading into the conservatory. The gas boiler is located in the kitchen.

## CONSERVATORY 11'7 x 8'9 (3.53m x 2.67m)



uPVC double glazed conservatory with stunning views of the local countrywide and The River Tamar, doorways leading to the front and rear aspect. The front door leads onto a raised patio area providing an ideal area to sit and enjoy the stunning views.

## BEDROOM 1 11'3 x 9'10 (3.43m x 3.00m)



Double glazed window to the front aspect with stunning views of the local countryside and The River Tamar, radiator, various power points, built in wardrobes.

## BEDROOM 2 11'3 x 9'10 (3.43m x 3.00m)



Double glazed window to the rear aspect, radiator, power points, built in mirror front wardrobes.

## BEDROOM 3 9'10 x 9'3 (3.00m x 2.82m)



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

## BATHROOM



Matching bathroom suite comprising panelled bath with shower above, pedestal wash hand basin, low level w.c., tiled walls, windows to the side aspect.

## OUTSIDE

The property is set on a plot that is approx 3.5 acres.

## ENTRANCE DRIVEWAY



Brick paved driveway entrance.

## SIDE GARDEN



To the side of the property there is a grassed garden which leads to the field.

## FRONT GARDEN



To the front of the property there is a mature garden which is mainly laid to lawn with various plants, shrubs, flowers and bushes, fish pond. Steps leading to the front door.

## REAR PATIO GARDEN AREA



Accessed via doorway from the kitchen/diner. Low maintenance garden area with patio area providing an ideal spot for entertaining or alfresco dining, fish pond, steps leading to a raised gravelled area, pathway leading to the side garden.

## FIELD



The field has a natural hedge surround, various outbuildings that could be used for small live stock.

## WORKSHOP/GARAGE 63' x 19'5 (19.20m x 5.92m )



The workshop has two garage doors, power and lighting, windows to the rear aspect, doorway at the rear aspect which leads out onto a courtyard area.

## REAR OF THE WORKSHOP



## OLD QUARRY



To the side of the property there is a disused quarry which is now a wooded area.

## PARKING



One of the real advantages of this property is the amount of parking, there is a long sweeping paved driveway providing parking for many vehicles, there is ample space for boats for storing boats or caravans.

## SERVICES

The property benefit from mains gas, mains electric and mains water and septic tank.

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 Interned provider speeds top the property location

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

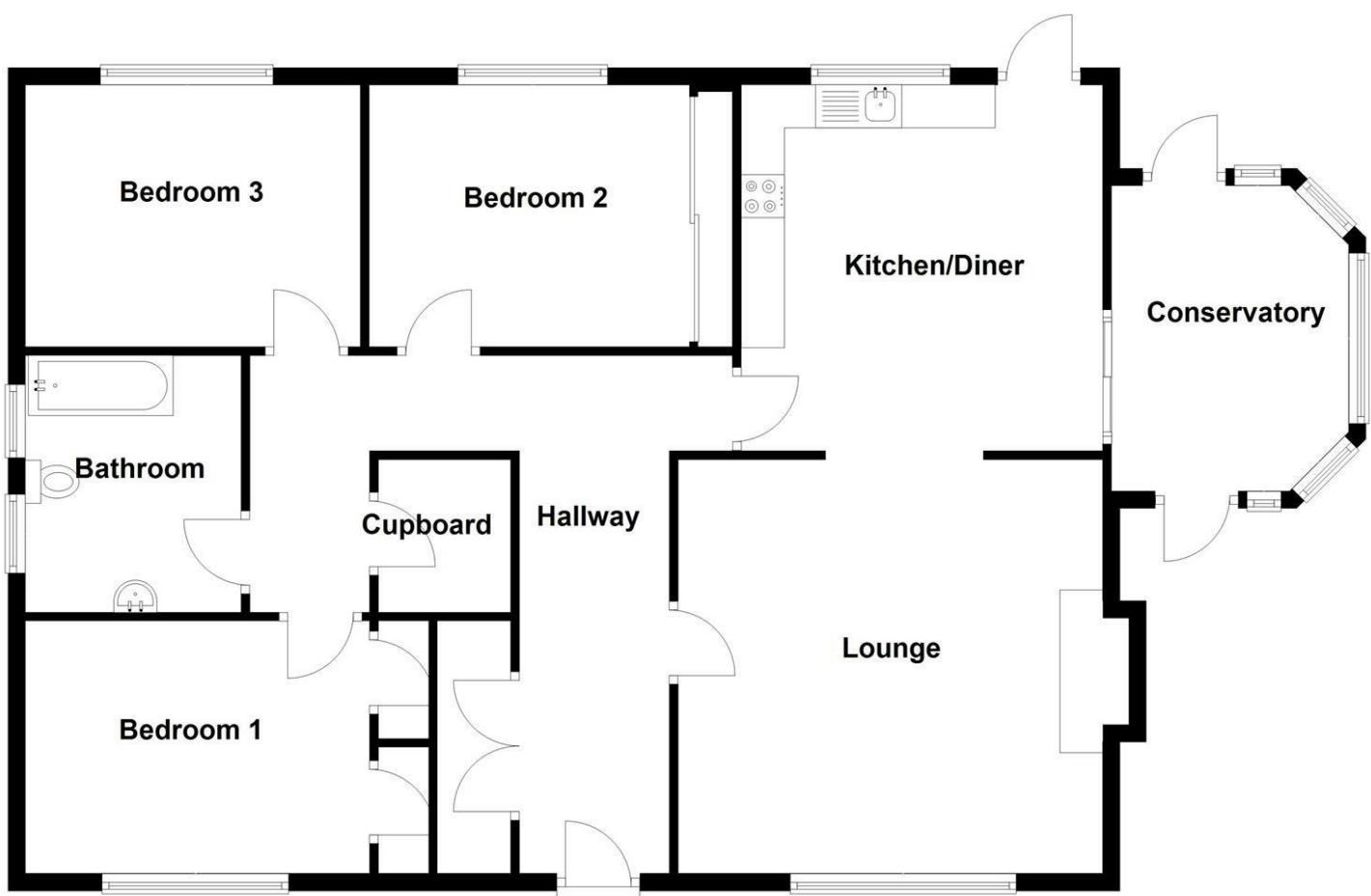
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## AGENTS NOTE

Please note there is a section 52 attached to the property, meaning that only one property is permitted.

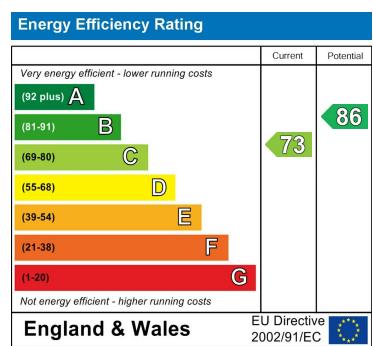
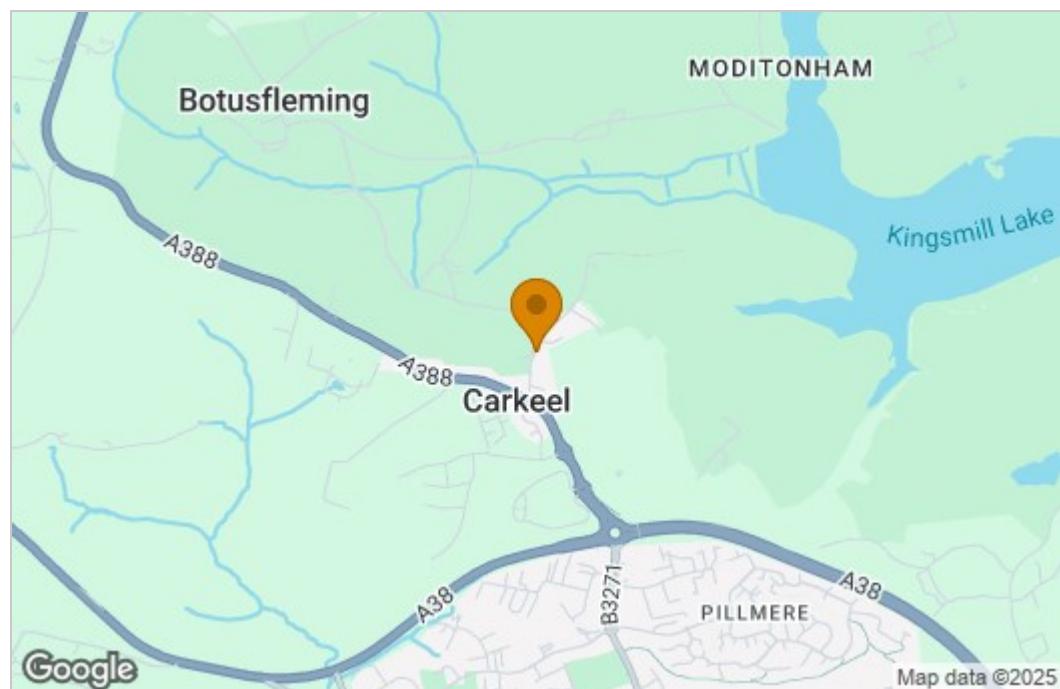
## Floor Plan

### Floor Plan



## Area Map

## Energy Efficiency Graph



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61 Fore Street, Saltash, Cornwall, PL12 6AF

Tel: 01752 849689 Email: [sales@wainwrightestateagents.co.uk](mailto:sales@wainwrightestateagents.co.uk) <https://www.wainwrightestateagents.co.uk>