



ESTATE AGENTS



3 Tavy Road, Saltash, PL12 6DE

Offers Over £190,000

Located in the popular Cornish town of Saltash is this delightful mid terrace house, the property would be suitable for first time buyers or small families. The accommodation briefly comprises lounge with bay window and decorative fireplace, dining room, kitchen, bathroom and two double bedrooms, to the rear of the property there is an enclosed courtyard garden. Other benefits included double glazing and gas central heating. The property is within walking distance to Saltash town centre with all its amenities and transport links. This charming house on Tavy Road is a wonderful opportunity to create lasting memories in a welcoming environment. Don't miss your chance to make this lovely property your new home. EPC = D (66). Council Tax Band B. Freehold property.

LOCATION



The property is located within walking distance to Saltash town centre. 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 with obscure glass leading into the entrance vestibule.

ENTRANCE VESTIBULE



Doorway with inset pattern glass leading into the hallway.

HALLWAY



Stairs leading to the first floor, radiator, doorways leading into the downstairs living accommodation.

LOUNGE 14'00 (into bay window) x 11'7 (4.27m (into bay window) x 3.53m)



Double glazed bay window to the front aspect, radiator, various power points, coved ceiling, decorative feature period fire place with tiling and wooden mantle surround.



DINING ROOM 13'01 x 9'3 (3.99m x 2.82m)

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

KITCHEN 14'00 x 6'10 (4.27m x 2.08m)



Range of modern matching kitchen units comprising wall mounted and base units with work surfaces above, Belfast style sink with mixer tap, tiled splash backs, space and plumbing for washing machine, space for cooker, various power points, two double glazed windows to the side aspect, various power points, space for fridge/freezer, doorway leading to inner passage.



INNER HALLWAY

Doorway leading to the rear garden, cupboard housing the gas boiler, doorway leading into the bathroom.

BATHROOM



Matching bathroom suite comprising panelled shower bath with shower above, vanity unit with inset wash hand basin and storage beneath, low level w.c., chrome heated towel radiator, obscure glass window to the rear aspect, tiled walls.

STAIRS

Leading from the hallway to a half landing with double glazed window to the rear aspect, further stairs leading to the main landing.

LANDING



Doorways leading into the first floor living accommodation.

BEDROOM 1 14'11 x 11'30 (4.55m x 3.35m)



Light and airy room with two double glazed windows to the front aspect, radiator, various power points.

BEDROOM 2 13'2 x 9'3 (4.01m x 2.82m)



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

OUTSIDE



To the front of the property there is a small low maintenance garden with pathway leading to the front door. To the rear of the property there is an enclosed courtyard garden which has a paved patio area providing an ideal spot for entertaining or alfresco dining, raised flower beds with various mature plants and shrubs, gateway leading to a rear service lane.

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

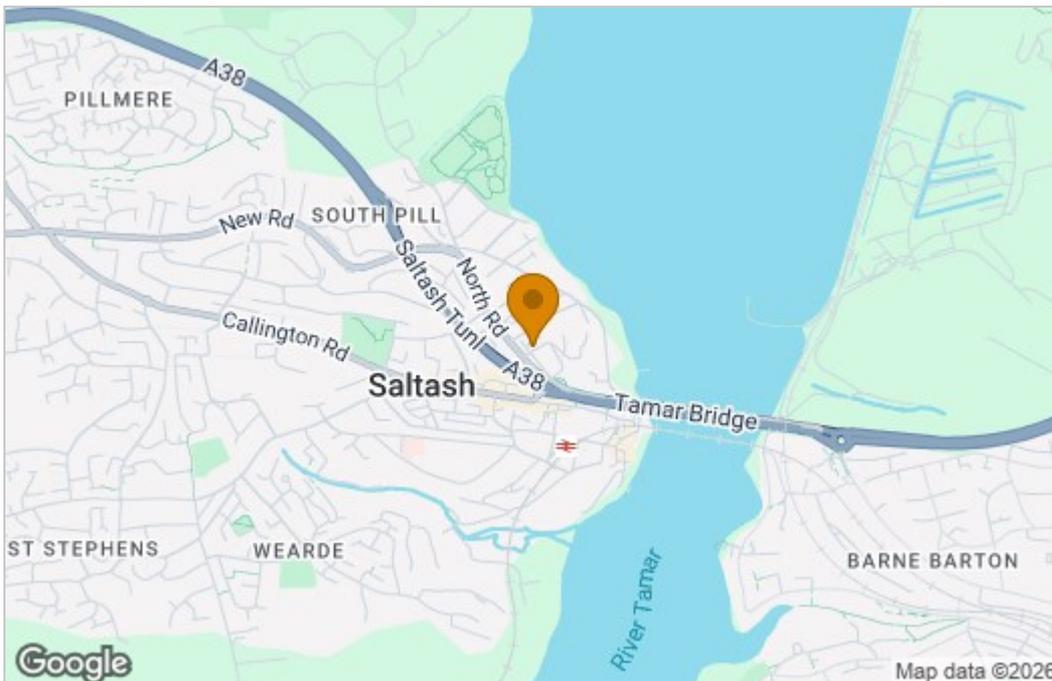
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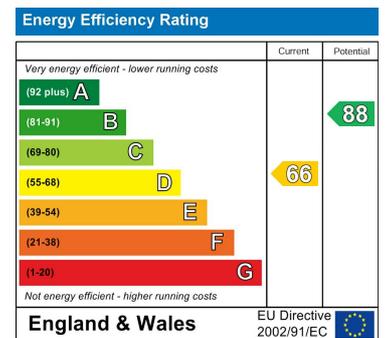
Floor Plan



Area Map



Energy Efficiency Graph



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