



ESTATE AGENTS



## 1 Courtlands, Saltash, PL12 4NX

**Asking Price £375,000**

Nestled in the charming area of Courtlands, Saltash, this delightful detached bungalow offers a perfect blend of comfort and convenience. The property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere which leads into a conservatory perfect for relaxation or entertaining guests. The property has a modern kitchen and bathroom. The bungalow is set on a generous-sized plot and offers great potential to extend (subject to necessary planning consents). The garden offers ample out door space for gardening or enjoying the fresh air. The property is situated in a popular cul-de-sac location, ensuring a peaceful environment while still being close to local amenities.

For those with vehicles, the property has a garage and driveway adding to the convenience of everyday living. The well-designed layout and thoughtful features make this bungalow a wonderful opportunity for anyone looking to settle in a desirable area. With its appealing location and spacious interiors, this bungalow in Courtlands is not to be missed offering a fantastic chance to create a lovely home in a sought-after community.

EPC = d (61) Freehold Property. Council Tax Band D

## LOCATION

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



Spacious entrance hall with wooden doorways leading into the lounge/diner and inner hallway, power points, radiator, good size storage cupboard, ceiling light point, fitted carpet. telephone/broadband point.

## LOUNGE/DINER 20'9 x 10'4 (6.32m x 3.15m)



Window to the side aspect, various power points, two radiators, feature stone fireplace, fitted carpet, two ceiling light points, sliding doors leading into the conservatory, doorway leading into the kitchen.

## KITCHEN 10'5 x 8'6 (3.18m x 2.59m)



uPVC double glazed window to the front aspect. Modern fitted kitchen comprising range of matching white gloss units comprising wall mounted and base units with worksurfaces above, base, built-in electric oven and ceramic hob, stainless steel sink and chrome monoblock tap, space and plumbing for washing machine, space for fridge/freezer, various power points, double glazed window to the front aspect.

## CONSERVATORY 9'8 x 7'6 (2.95m x 2.29m)



uPVC double glazed conservatory with uPVC double glazed sliding patio doors leading to the rear garden and patio area, tiled flooring.

## INNER HALLWAY



Wooden internal door from entrance hall. Wooden doorways leading into the bedrooms and family bathroom, cupboard housing the boiler, fitted carpet, ceiling light, loft hatch providing access to the loft space.

## BEDROOM 1 11'6 x 10'9 (3.51m x 3.28m)



uPVC double glazed window to the front aspect, radiator, various power points, fitted carpet, built in wardrobe.

## BEDROOM 2 11'10 x 9'8 (3.61m x 2.95m)



uPVC double glazed window to the rear aspect, radiator, various power points, ceiling light point, fitted carpet.

## BEDROOM 3 11'10 x 8'11 (3.61m x 2.72m)



uPVC double glazed window to the rear aspect, fitted carpet, radiator. various power points, built in storage cupboard.

## BATHROOM



Modern matching white bathroom suite comprising lower level W.C, pedestal hand basin with chrome mixer tap, panelled bath with overhead shower above with glass shower screen. Wall mounted chrome, heated towel rail, window to the side aspect, extractor fan.

## FRONT GARDEN



Level front garden which is mainly laid to lawn with various mature plants and shrubs to the borders,

pathway leading to the front door, the front garden extends to a level side garden.

### **SIDE GARDEN**

Level side garden which has a laid to lawn area and various mature plants and shrubs.

### **REAR GARDEN**



Enclosed garden with patio area providing an ideal spot for entertaining or alfresco dining, grassed area, various mature plants, flowers and shrubs, gateway leading to the side aspect.

### **GARAGE**



Standard size garage to the front of the property, with driveway/ off-road parking space located in front of garage.

### **SERVICES**

This property benefits from mains gas, mains water and mains electricity

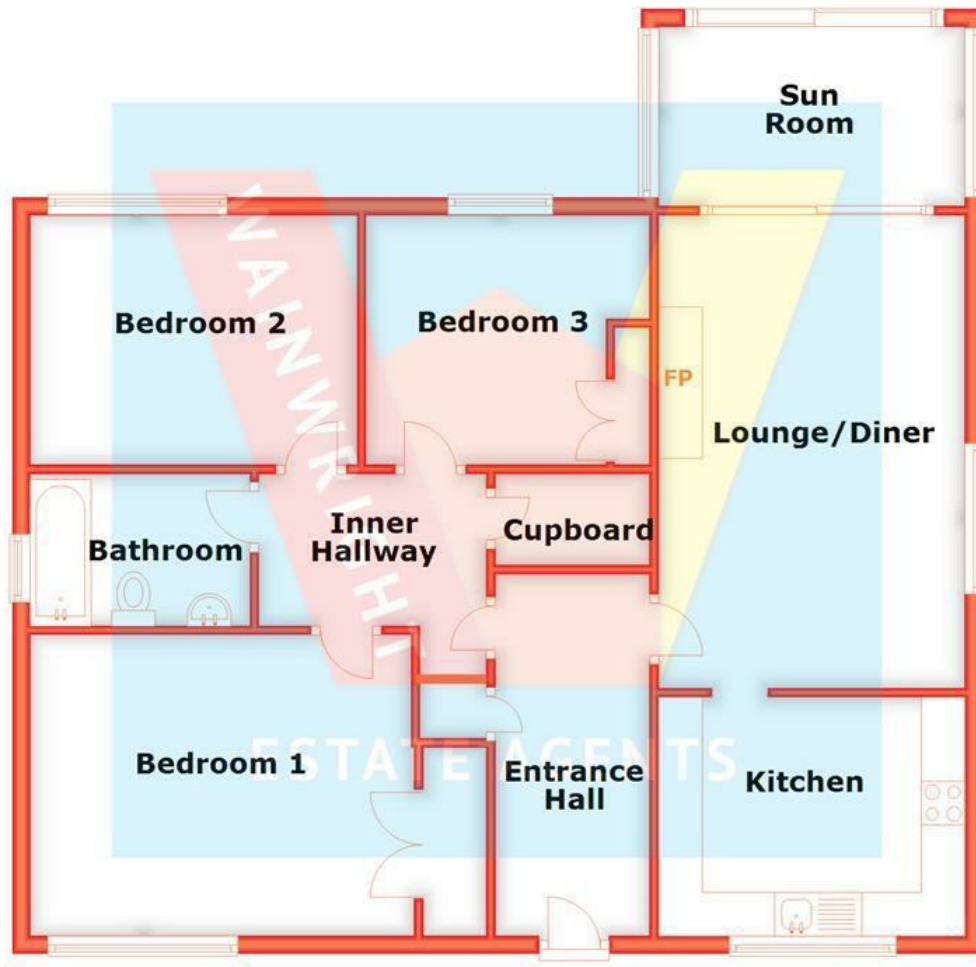
Please check out the links below, where you can find mobile phone coverage services and Internet provider speeds top the property location:

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

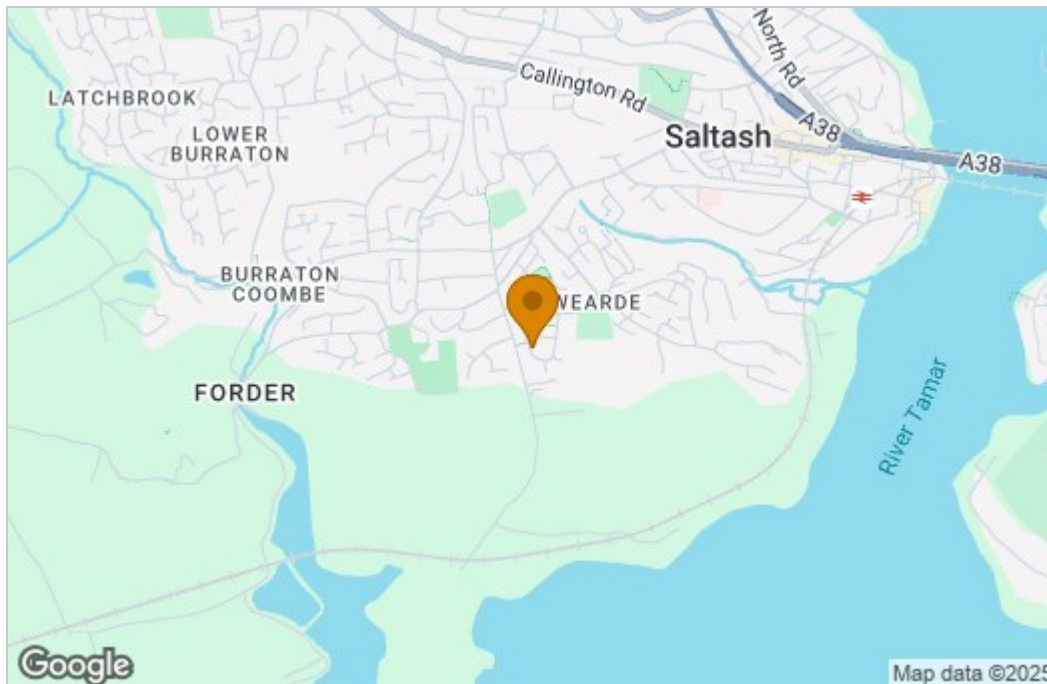
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## Floor Plan

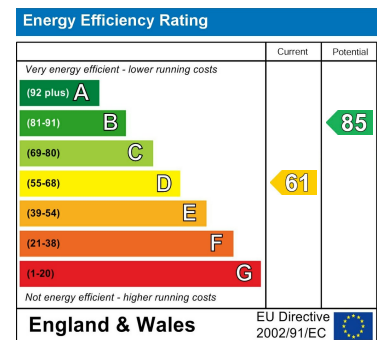
### Floor Plan



## 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.

61 Fore Street, Saltash, Cornwall, PL12 6AF

Tel: 01752 849689 Email: sales@wainwrightestateagents.co.uk <https://www.wainwrightestateagents.co.uk>