



ESTATE AGENTS



143 Grassmere Way, Saltash, PL12 6XF

Asking Price £145,000

Located in the popular area of Pillmere, Saltash is this delightful first-floor purpose built apartment on Grassmere Way offering a perfect blend of comfort and convenience. Upon entering via own front door you will find a hall with stairs leading to the first floor. The apartment features lounge with pleasant views, modern kitchen/diner, two well-proportioned bedrooms, ideal for a small family, a couple, or even as a home office. The bathroom is thoughtfully designed, ensuring both practicality and comfort. One of the standout features of this property is its own private front door, offering a sense of independence and security. Additionally, the apartment comes with parking. The apartment benefits from gas central heating & communal gardens. This apartment is a wonderful opportunity for anyone seeking a modern living space in a desirable area. Whether you are looking to buy or rent, this property is sure to impress with its thoughtful layout and convenient features. Don't miss the chance to make this lovely apartment your new home. EPC = C (78) Council Tax Band B. Leasehold Property 125 years from new with 108 years remaining. Please see agents notes for service charges.

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

Own entrance to the apartment. Front door leading into the entrance hall.

ENTRANCE HALL

Coat hanging space, stairs leading to the first floor.

HALLWAY



Doorways leading into the living accommodation, two storage cupboards, radiator, power point.

LOUNGE 12'2 x 10'11 (3.71m x 3.33m)



Window to the rear aspect with a pleasant outlook overlooking the local area and extended towards Dartmoor. Radiator, power points.

KITCHEN/DINER 13'00 x 10'7 (at max point) (3.96m x 3.23m (at max point))



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, built in electric oven with gas hob and extractor hood above, space for fridge/freezer, two windows to the front aspect, various power points, space for dining table, radiator.



BEDROOM 1 13'10 x 10'7 (4.22m x 3.23m)



Window to the rear aspect with a pleasant outlook overlooking the local area and extending towards Dartmoor, radiator, power points, built in wardrobe.

BEDROOM 2 11'3 (at max point) x 8'3 (3.43m (at max point) x 2.51m)



Window to the front aspect, radiator, power points.

BATHROOM



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

COMMUNAL GARDENS



The property has a communal garden which is mainly laid to lawn with various mature plants and shrubs to the borders, clothes drying area.

PARKING

To the front of the property there is a driveway providing off road parking.

SERVICES

The property benefit 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

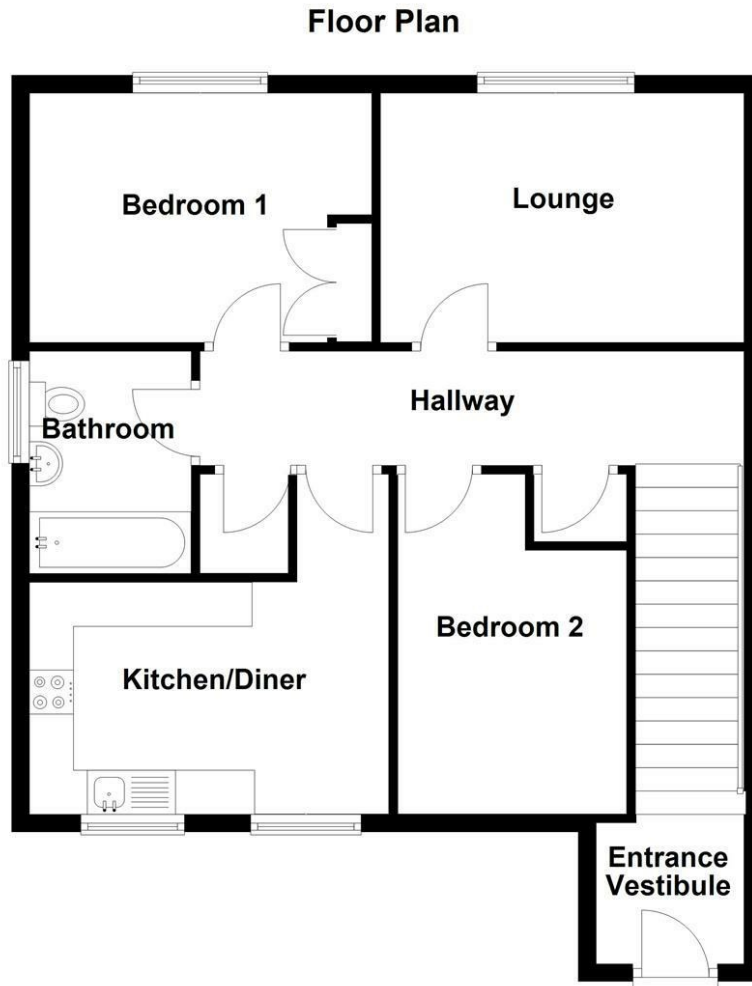
<https://labs.thinkbroadband.com/local/index.php>

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

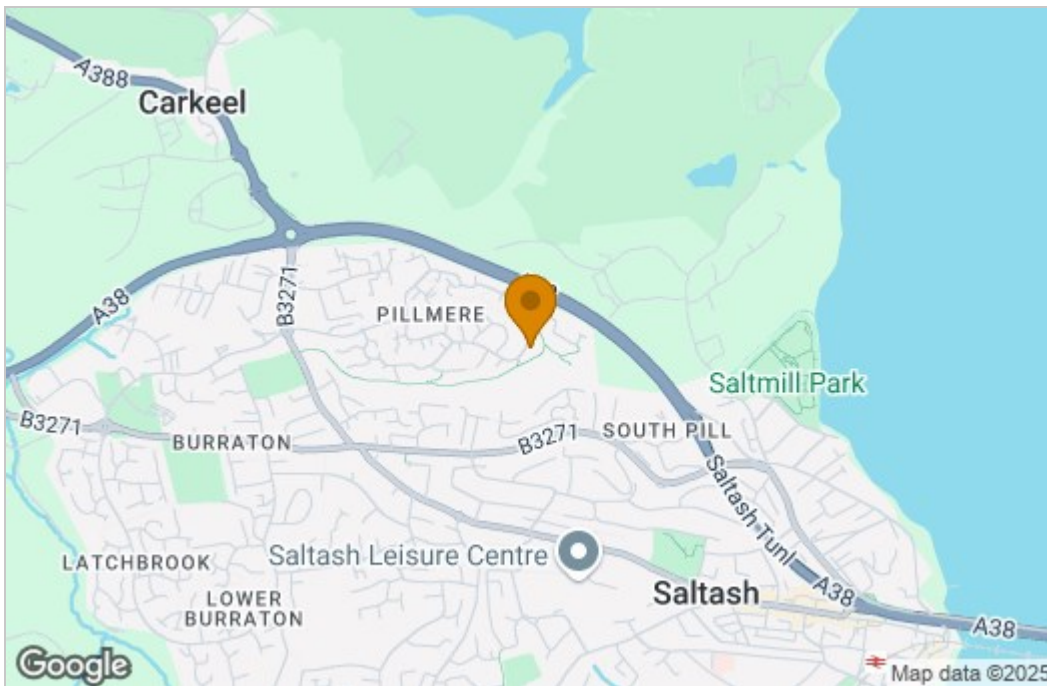
LEASEHOLD INFORMATION

125 years from new starting 1st January 2007 with 108 years remaining. The service charge is £1052.00 per annum.

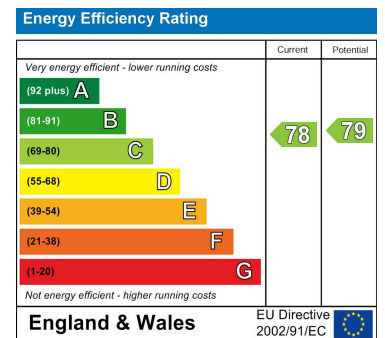
Floor Plan



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>