



ESTATE AGENTS



212 Callington Road, Saltash, PL12 6LN

Asking Price £240,000

Wainwright Estate Agents are delighted to offer for sale this semi detached house located in the popular Cornish Town of Saltash. The accommodation briefly comprises lounge, kitchen/diner, three bedrooms, family bathroom, enclosed rear garden, useful basement rooms, outside toilet, driveway to the front. Other benefits include double glazing and gas central heating. To appreciate the location and all this home has to offer an internal viewing really is a must. EPC - E (42). Freehold. Council Tax Band B

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 also various popular schools in the locality. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

ENTRANCE

uPVC front door leading into the entrance Porch.

PORCH

Double glazed windows to the front aspect, coat hanging space, tiled flooring, doorway with obscure glass leading into the hallway.

HALLWAY



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

LOUNGE 14'8 (into bay window) x 11'5 (4.47m (into bay window) x 3.48m)



Bay window to the front aspect, radiator, various power points, coved ceiling, decorative fireplace.

KITCHEN/DINER 17'8 x 12'00 (5.38m x 3.66m)



KITCHEN AREA



Matching range of kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space for cooker, power points, double glazed window to the side aspect, doorway leading to the rear garden, archway leading into the dining area.

DINING AREA



Double glazed window to the rear aspect, range of matching kitchen units comprising wall mounted and base units with worksurface above, space for fridge/ freezer, power points, radiator.

STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, window to side aspect.

BEDROOM 1 11'2 x 10' 8 (3.40m x 3.05m 2.44m)



Double glazed window to the rear aspect with a pleasant outlook, power points.

BEDROOM 2 11'10 x 8'8 (3.61m x 2.64m)

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

BEDROOM 3 10'00 x 7'7 (3.05m x 2.31m)



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

BATHROOM



Matching bathroom suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level w.c, tiled walls, obscure glass double glazed window to the rear aspect.

BASEMENT ROOM 1 17'2 x 10'11 (5.23m x 3.33m)



Accessed via doorway from the rear garden, limited head room, power and lighting, window the side aspect, boiler, kitchen base units with worksurface above, sink, opening leading into further basement room.

BASEMENT ROOM 2 17'2 x 13'10 (5.23m x 4.22m)

Ideal for storage with limited head room, power and lighting.

REAR GARDEN



Accessed via steps from the kitchen, enclosed garden which is mainly laid to lawn with various mature shrubs and bushes to the borders, patio area providing an ideal spot for entertaining or alfresco dining, pathway at the side of the property where there is a wooden gateway leading to the front of the property.

OUTSIDE W.C.

W.c.

DRIVEWAY



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.

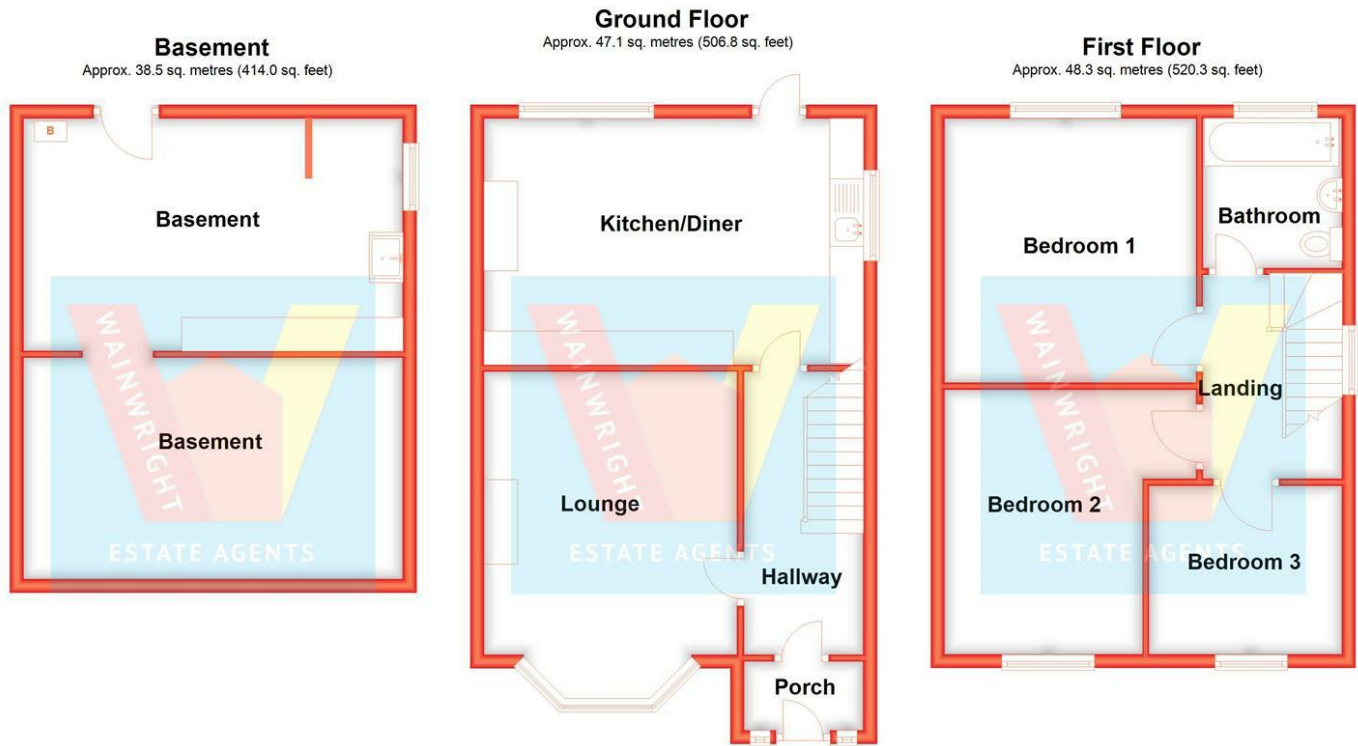
The property also benefits from good mobile phone coverage and a good speed internet service.

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>

Floor Plan

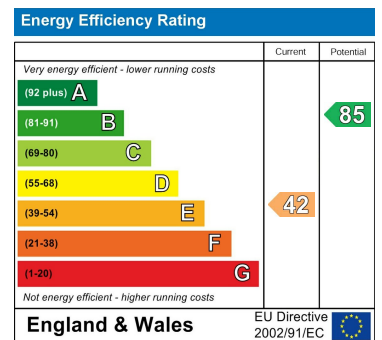


Total area: approx. 133.9 sq. metres (1441.0 sq. feet)

Area Map



Energy Efficiency Graph



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