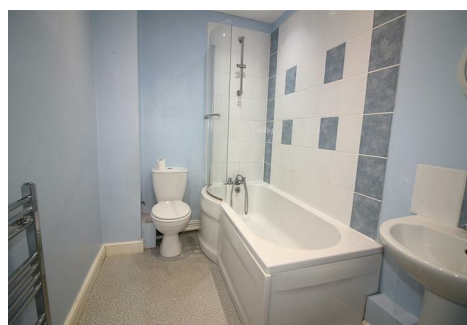




ESTATE AGENTS



## Flat 6 St. Stephens Road, Saltash, PL12 4FE

**Offers In The Region Of £100,000**

\*\*\*\*FOR SALE WITH NO ONWARD CHAIN\*\*\*\*Whether you are looking to invest in your first home or seeking a rental opportunity, this flat in Saltash is sure to impress. With its prime location, it presents a wonderful chance to embrace the Saltash lifestyle. Located in the Cornish town of Saltash, this ground floor flat offers a perfect blend of comfort and convenience. The property features open plan living area, double bedroom and bathroom. Situated in a location where residents will enjoy easy access to local amenities, including shops, cafes, and parks, making it an ideal choice for those who appreciate being close to facilities. The surrounding area is known for its picturesque views and friendly atmosphere, providing a welcoming environment for all. Leasehold 999 years, Council Tax band A, Epc C (78), Service Charge £840.00 per Annum

## 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.

## HALLWAY

Radiator, doors to all rooms intercom entry system

## BATHROOM 8'10" x 5'6" (2.7 x 1.7)



Panelled bath with mixer tap incorporating shower attachment, low level W.C, pedestal wash hand basin, tiled splash backs, wall mounted chrome heated towel rail, inset spotlights to ceiling, ceiling mounted extractor, concealed boiler serving central heating and hot water.

## BEDROOM 11'5" x 10'2" (3.5 x 3.1)



UPVC double glazed window to front aspect, radiator, fitted carpet and ceiling light

## KITCHEN/LIVING ROOM



Fitted with a matching range of base, drawer and wall mounted units, one and a half bowl single drainer sink unit with mixer tap, tiled splash backs, roll edged working surfaces, space and plumbing for washing machine, space for fridge. Built-in oven with four-ring gas hob and extractor over, uPVC The living area comprises of double glazed window to front aspect, radiator, fitted carpet and ceiling lights.



## OUTSIDE



Shared communal garden area

## 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.

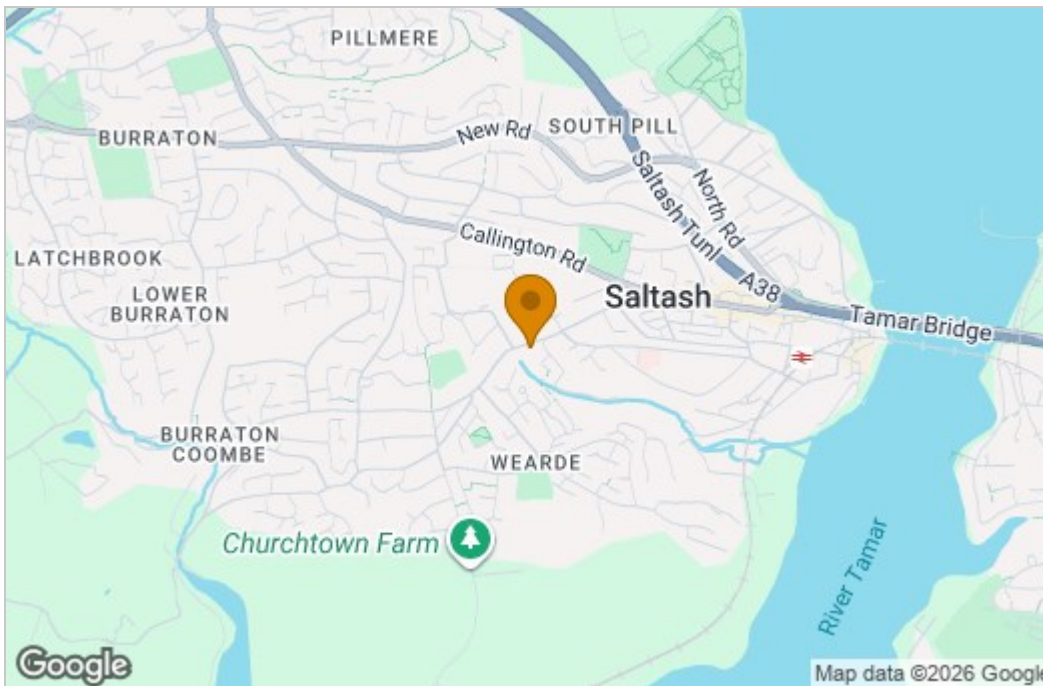
Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

## Floor Plan

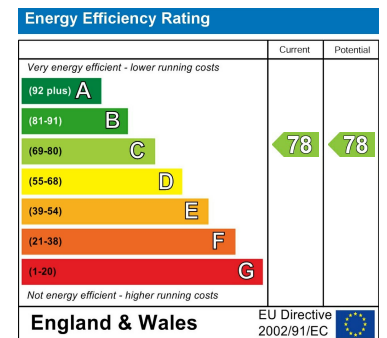
### Ground Floor



## 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](mailto:sales@wainwrightestateagents.co.uk) <https://www.wainwrightestateagents.co.uk>