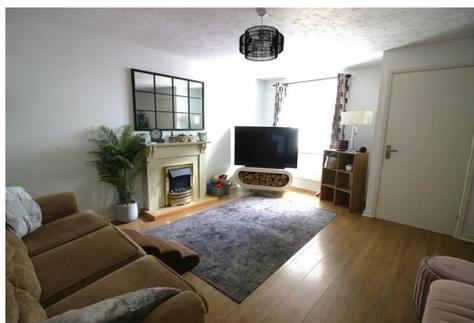




ESTATE AGENTS



53 Grassmere Way, Saltash, PL12 6XE

Asking Price £235,000

****FOR SALE WITH NO ONWARD CHAIN**** Located in the popular area of Pillmere, Saltash, this modern end-terrace house on Grassmere Way presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The well presented accommodation briefly comprises lounge, modern fitted kitchen/diner, downstairs w.c., three bedrooms, modern bathroom, rear garden and garage in block.

Other benefits include double glazing and gas central heating. With its appealing location and practical features, this property is an ideal choice for anyone looking to settle in a friendly community. Don't miss the chance to make this delightful house your new home. EPC - C (72) . Council Tax Band C. Freehold Property

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

Front door leading into the hallway.

ENTRANCE HALL

Doorway leading into the lounge, double glazed window to the side aspect, radiator, doorway leading into the downstairs w.c.

DOWNSTAIRS WC



White uPVC opaque DG window to front aspect, white suite comprising vanity wash hand basin, low level WC, single radiator, wood effect laminate flooring.

LOUNGE 15'8" x 14'6" (4.78 x 4.42)



White uPVC DG window to front aspect, fireplace with electric inset fire and wooden mantel piece, radiator, TV, cable and phone points, wood effect laminate flooring. Door through to Kitchen/Diner.

KITCHEN/DINER 14'5" x 8'3" (4.39 x 2.51)



KITCHEN AREA



White uPVC DG window to rear aspect. Kitchen comprises of a matching range of wall mounted and base unit cupboards, roll edge worktops, single stainless steel sink with mixer tap, integral electric oven, 4 ring gas hob over and extractor fan unit, space for fridge/freezer, space and plumbing for washing machine, various power points.

DINING AREA



Space for dining room table, radiator, power points, under stairs storage cupboard, double glazed door leading to the rear garden.

STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation.

BEDROOM ONE 13'3" x 8'3" (4.04 x 2.51)



White uPVC DG window to front aspect, radiator, various power points.

BEDROOM TWO 10'8" x 8'3" (3.25 x 2.51)

White uPVC DG window to rear aspect, radiator, various power points, loft hatch access.

BEDROOM THREE 7'2" x 5'11" (2.18 x 1.8)

White uPVC DG window to front aspect, radiator, power points.

BATHROOM 6'2" x 5'6" (1.88 x 1.68)



White uPVC opaque DG window to rear aspect, white matching suite comprising of low level WC, vanity wash hand basin, panel bath with mains shower over, vinyl flooring.

REAR GARDEN



Half patio, half grass, with wooden feathered fencing around the boundaries.

GARAGE



Located opposite the front door far left garage under coach house, white metal up and over door. Please note the garage is leasehold.

SERVICES

Mains Gas and Electric

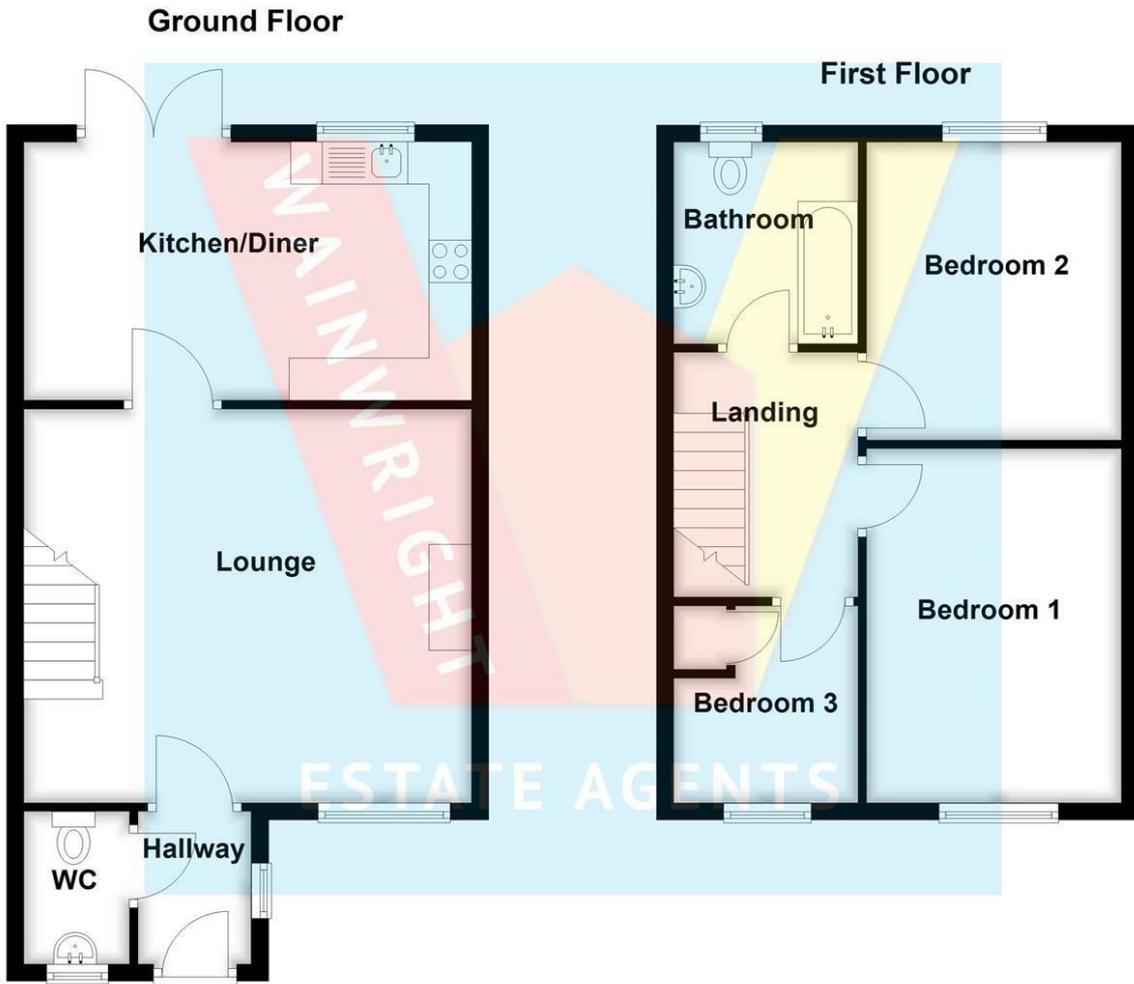
Water & Sewerage is supplied by Southwest Water.

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

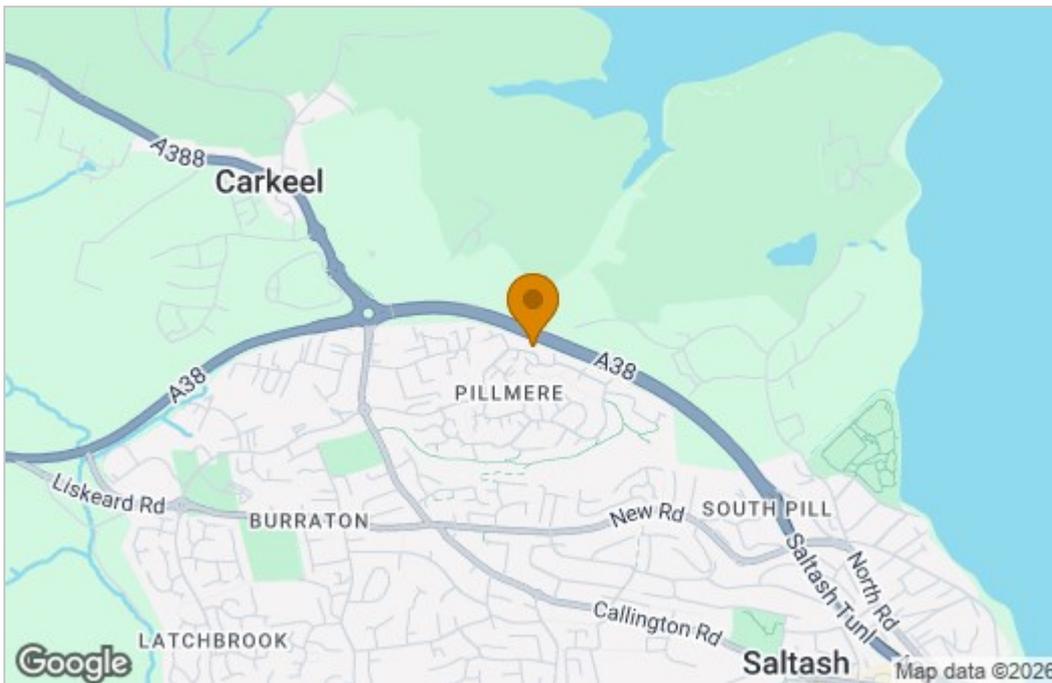
<https://labs.thinkbroadband.com/local/index.php>

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

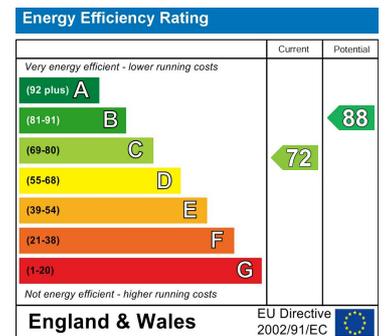
Floor Plan



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>