WAINWRIGHT
ESTATE AGENTS









36 Beatrice Avenue, Saltash, PL12 4NF

£215,000

****FOR SALE WITH NO ONWARD CHAIN****Located in the popular Cornish town of, Saltash, this terraced house presents an excellent opportunity for families and first-time buyers alike. The accommodation briefly comprises lounge/diner, kitchen, three bedrooms, family bathroom, gardens to the front and rear, garage located at the rear of the property. Saltash itself is known for its friendly community and excellent amenities, making it an ideal place to call home. This terraced house on Beatrice Avenue is a wonderful opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. Don’t miss the chance to make this property your own. EPC = C (69) . Council Tax Band B. Freehold

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.

HALLWAY

Stairs leading to the first floor, radiator, doorways leading into the ground floor living accommodation.

LOUNGE/DINER 22'6 x 11'6 (at max point) (6.86m x 3.51m (at max point))



LOUNGE AREA



Double glazed window to the front aspect, various power points, feature fireplace with wooden mantle with inset gas fire.



DINING AREA



Double glazed window to the rear aspect, power points, sliding door leading into the kitchen.

KITCHEN 12'5 x 9'4 (3.78m x 2.84m)



Please note this is an L shaped room the the measurements are taken at max points. Matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, space and plumbing for washing, machine, tiled splashbacks, space for cooker, various power points, double glazed window to the rear aspect, doorway leading to the rear garden.



STAIRS
Leading to the first floor landing.

LANDING
Doorways leading into the first floor living accommodation.

BEDROOM 1 11'10 x 11'8 (3.61m x 3.56m)



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

BEDROOM 2 11'7 x 8'5 (3.53m x 2.57m)



Double glazed window to the front aspect with a pleasant outlook overlooking the local area and extending towards Dartmoor, radiator, power points.

BEDROOM 3 9'10 x 6'5 (3.00m x 1.96m)



Double glazed window to the front aspect with a pleasant outlook overlooking the local area and extending towards Dartmoor, radiator, power points, built in matching cupboards and shelving.

BATHROOOM



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

FRONT GARDEN
The front garden is mainly laid to lawn with mature plants and shrubs, pathway leading to the front door.

REAR GARDEN



The rear garden has a patio area providing an ideal spot for entertaining or alfresco dining, steps lead to raised paved area with various mature plants and shrubs. From the rear garden there is a doorway which leads into the garage.

GARAGE

The garage is located at the rear of the property in a block but can be accessed from a doorway from the rear garden.

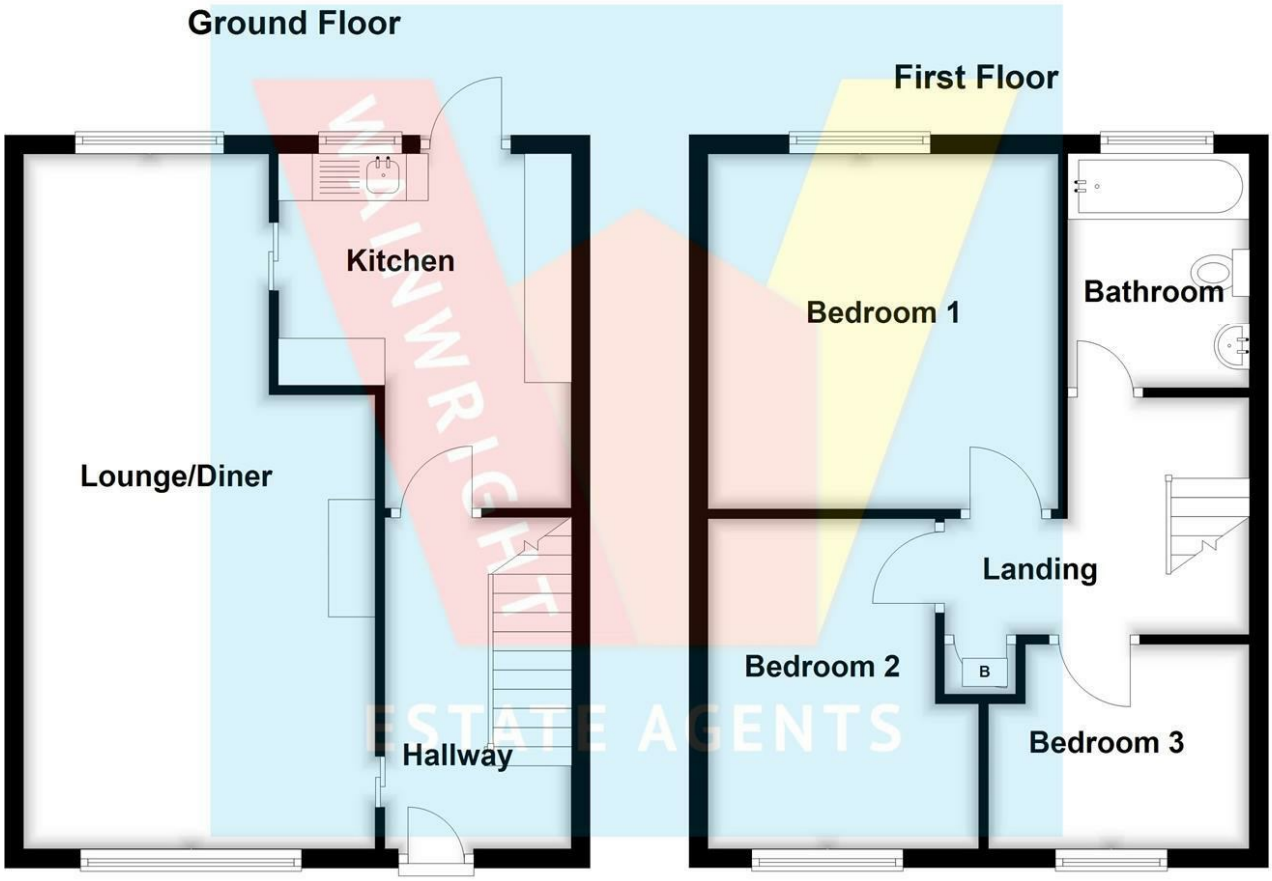
SERVICES

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

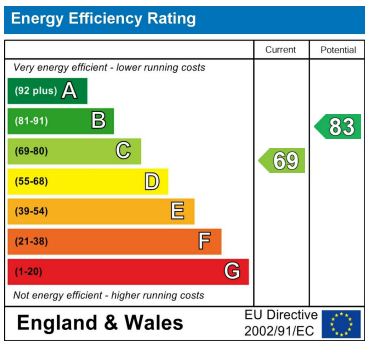
Floor Plan



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