



ESTATE AGENTS



14 Cabot Close, Saltash, PL12 4TB

Offers Over £160,000

For sale with ****NO ONWARD CHAIN**** is this mid terrace house located in the popular Cornish town of Saltash. The accommodation briefly comprises entrance porch, lounge/diner, kitchen, two bedrooms and shower room, front and rear gardens, garage. To appreciate the location and all this home has to offer an internal viewing really is a must. EPC = E (43). 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 various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE

Upvc front door leading into the entrance porch.

PORCH

Doorway leading into the lounge/diner.

LOUNGE/DINER 19'4 x 10'10 (5.89m x 3.30m)



Double glazed window to the front aspect, power points, stairs leading to the first floor with understairs storage cupboard, doorway leading into the kitchen.



KITCHEN 10'10 x 10'10 (3.30m x 3.30m)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit, space and plumbing for washing machine, double glazed window to the rear aspect, part tiled walls, doorway leading to the back garden.

STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation.

BEDROOM 10'10 x 10'3 (3.30m x 3.12m)



Double glazed window to the front aspect, power points.



SHOWER ROOM



Low level w.c., pedestal wash hand basin, walk in shower with electric shower, extractor fan, built in shelving.

FRONT GARDEN

To the front of the property there is a pathway leading to the front door, the garden has a selection of plants and shrubs.

REAR GARDEN



Enclosed rear garden with gravelled area, gateway leading to a pathway which leads to the garage.



BEDROOM 10'10 x 7'10 (3.30m x 2.39m)



Double glazed window to the rear aspect, power points, storage cupboard.



GARAGE



Located at the rear of the property.

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>

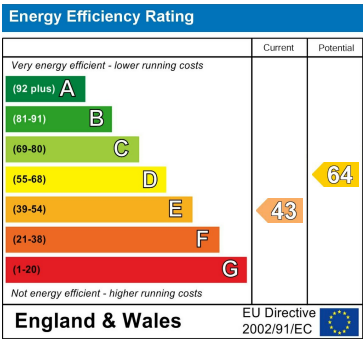
Floor Plan



Area Map



Energy Efficiency Graph



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