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Callington Road, Saltash, PL12 6LN

O.I.E.O £295,000

FOR SALE

Wainwright Estate Agents are delighted to offer for sale with NO ONWARD CHAIN this extended semi detached house located in the popular Cornish Town of Saltash. The accommodation briefly comprises lounge, separate dining room, kitchen/breakfast room, utility room, cellar room, three bedrooms and study, family bathroom, outside w.c., front and rear gardens, double garage and driveway. Other benefits include double glazing and gas central heating. To appreciate the size and all this family home has to offer an internal viewing really is a must.

EPC = C (70)



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

Obscure glass double glazed front door leading into the entrance vestibule.

ENTRANCE VESTIBULE

Tiled flooring, wooden doorway with inset glass leading into the hallway.

HALLWAY

Stairs leading to the first floor, understairs storage cupboard, wooden doorways leading into the downstairs living accommodation, radiator, telephone point, picture rail.

LOUNGE

14' 10" into bay window x 12' 8" (4.52m x 3.86m) Double glazed bay window to the front aspect, radiator, power points, picture rail.

DINING ROOM

11' 11" x 10' 7" (3.63m x 3.23m) Double glazed window to the rear aspect with a pleasant outlook overlooking the rear garden, radiator, power points, picture rail, feature fireplace with wooden mantle and surround and tiled hearth, display cabinets into the recesses with glass doors and cupboards beneath.

KITCHEN/BREAKFAST ROOM

21' 8" x 7' 10" (6.6m x 2.39m) Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, double drainer sink unit with mixer tap, tiled splash backs, built in eye level oven, gas hob with extractor hood above, space and plumbing for washing machine, various power points, double glazed windows to the rear aspect, radiator, breakfast bar, doorway leading into the utility room.

UTILITY ROOM

Kitchen base unit with inset single drainer sink with mixer tap, doorway leading to the rear garden, double glazed window to the side aspect, radiator, wall mounted boiler which supplies the hot water and central heating system, doorway leading into the garage/workshop.

STAIRS

Leading to the first floor landing. The landing area has doorways leading into the first floor living accommodation, double glazed window to the side aspect, picture rail.

BEDROOM 2

11' 10" x 11' 7" (3.61m x 3.53m) Double glazed window to the rear aspect with a pleasant outlook overlooking the local area, The River Tamar and Dartmoor, radiator, power points, picture rail, built in storage cupboard.

BEDROOM 1

11' 10" x 10' 7" (3.61m x 3.23m) Double glazed window to the front aspect, radiator, power points, picture rail.

BEDROOM 3

7' 10" x 6' 11" (2.39m x 2.11m) Double glazed window to the front aspect, radiator, power point, picture rail.

STUDY

6' 11" x 4' 00" (2.11m x 1.22m) Double glazed window to the rear aspect with lovely views of the local area and extending towards The river Tamar and Dartmoor, radiator and power point.

BATHROOM

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

CELLAR ROOM

17' 10" x 11' 2" (5.44m x 3.4m) From the kitchen/breakfast room there is a doorway with steps leading down to a rear porch where there is a doorway leading into the cellar room (which has limited head room) power and lighting. From the rear porch there is a doorway leading to the rear garden.

OUTSIDE W.C.

Doorway from the rear garden into the w.c., with low level w.c., part tiled walls.

REAR GARDEN

Enclosed garden which has patio area providing an ideal spot for entertaining, various mature plants, shrubs and trees, rear patio area, timber built summer house, outside water tap, wooden gateway leading to the side of the property, doorway leading into a further cellar area which provides useful storage.

FRONT GARDEN

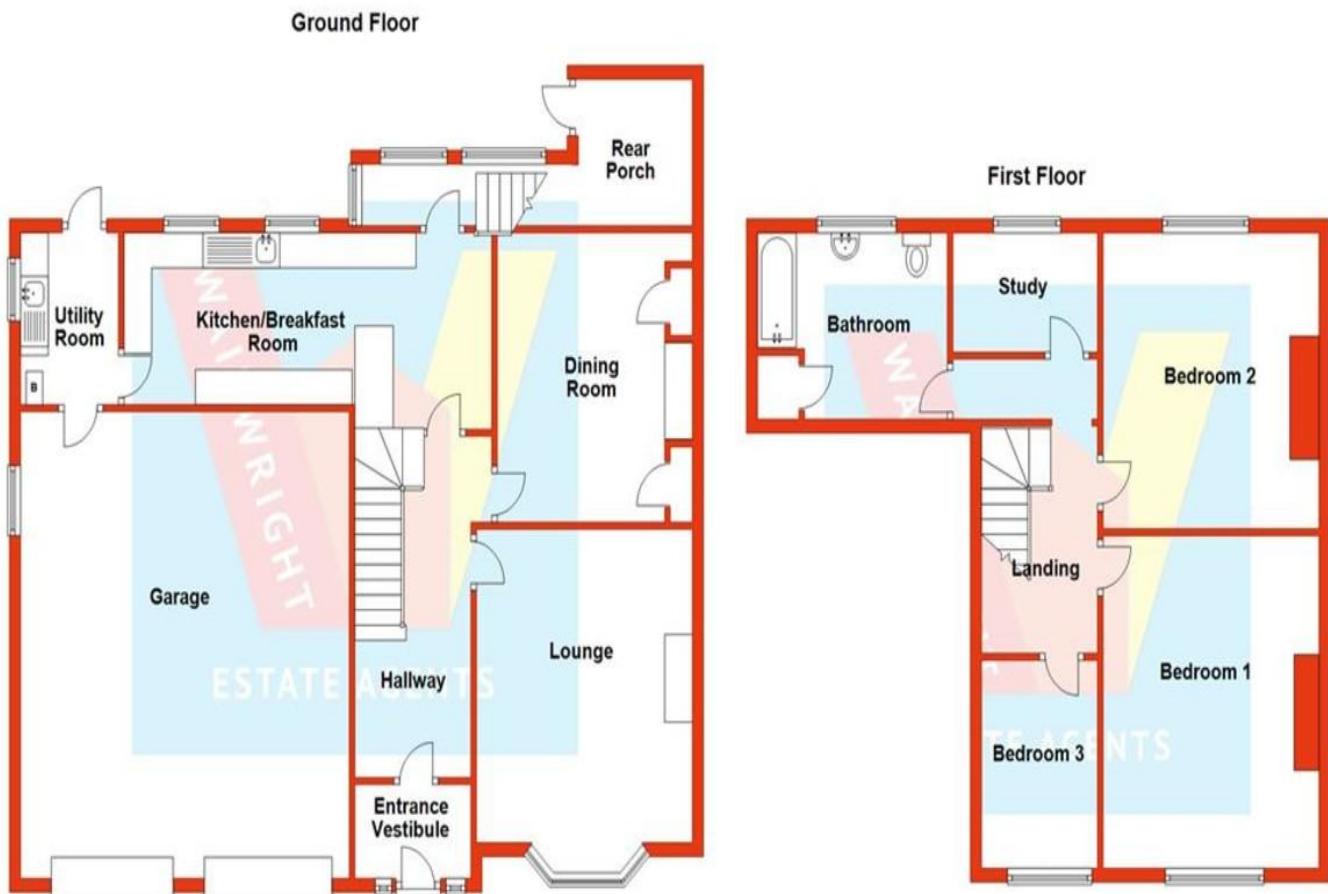
The front garden has various mature plants, shrubs and bushes.

GARAGE/WORKSHOP

20' 00" x 19' 10" (6.1m x 6.05m) Power and lighting, window to the side aspect, two up and over garage doors providing access from the driveway.

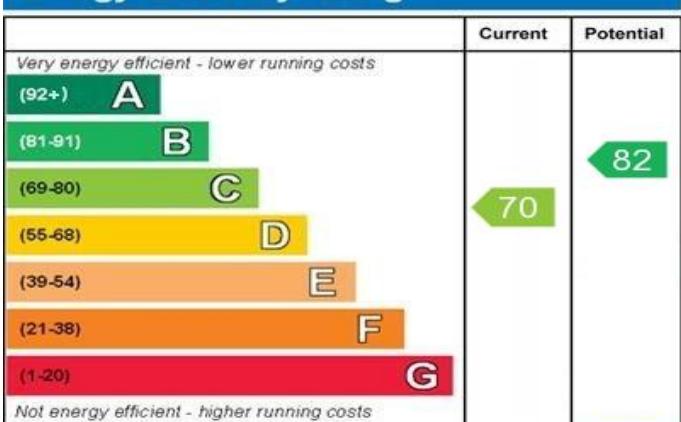
DRIVEWAY

To the front of the property there is a double driveway providing off road parking.





Energy Efficiency Rating



VIEWING

By appointment with Wainwright Estate Agents

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ACCOMMODATION These particulars whilst believed to be accurate are set out 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 of representation of fact, 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.

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