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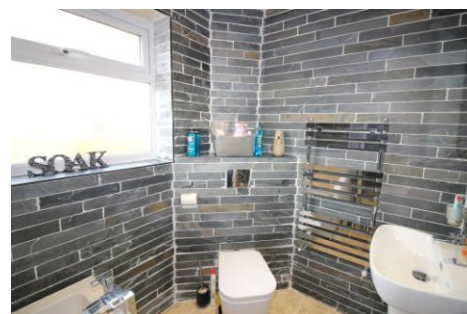


Frobisher Drive, Saltash, PL12 4PN

FOR SALE

**OFFERS IN THE
REGION OFF
£185,000**

Wainwright Estate Agents are delighted to offer for sale this well presented three bedroom semi detached property with gardens and garage. The property is located within the much sought after residential area of Saltash, Cornwall. To appreciate all this home has to offer an internal viewing is essential. EPC = D (64)



Supporting
children's hospice
SOUTH WEST
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61 Fore Street | Saltash | Cornwall | PL12 6AF

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PRS Property
Redress
Scheme

DESCRIPTION

This is a very well presented property offering well proportioned accommodation which briefly comprises lounge with doorway leading into the good size modern fitted kitchen/diner, useful downstairs cloakroom, three bedrooms, modern family bathroom, gardens to the front and rear, garage in block, other benefits include double glazing and gas central heating. To appreciate the size and all this family home has to offer an internal viewing is highly recommended.

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 all within a short distance away from this property various popular schools in the area and a college. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE

Newly fitted front door leading into the hallway.

HALLWAY

Doorways leading into the downstairs living accommodation, double glazed frosted window to the side aspect, stairs leading to the first floor with understairs storage cupboard, radiator and power point.

LOUNGE

14' 6" x 11' 6" (4.42m x 3.51m) Double glazed window to the front aspect, radiator, power points, ceiling light point, doorway leading into the kitchen/diner.

KITCHEN/DINER

17' 11" x 12' 7" (5.46m x 3.84m) Modern matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splash backs, space and plumbing for washing machine and dishwasher, built in double electric oven with gas hob and extractor hood above, various power points, down lighting, double glazed window to the rear aspect. In the dining area there is space for a dining room table, radiator, ceiling light point, uPVC double glazed French Style doors leading to the rear garden.

CLOAKROOM

Double glazed obscure glass window to the front aspect, low level w.c., pedestal wash hand basin, radiator.

STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation.

BEDROOM 1

14' 11" x 9' 5" (4.55m x 2.87m) Double glazed window to the front aspect, radiator, power points.

BEDROOM 2

10' 11" x 7' 8" (3.33m x 2.34m) Double glazed window to the rear aspect, radiator and power points.

BEDROOM 3

10' 2" x 8' 00" (3.1m x 2.44m) Double glazed window to the front aspect, radiator, power points, built in storage cupboard with hanging space and shelf.

BATHROOM

Modern matching white bathroom suite comprising panelled bath, shower cubicle with shower and tiled walls, pedestal wash hand basin, low level w.c., radiator, tiled walls, obscure glass double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a low maintenance garden which has been gravelled and enclosed by a brick built wall, steps leading to the front door.

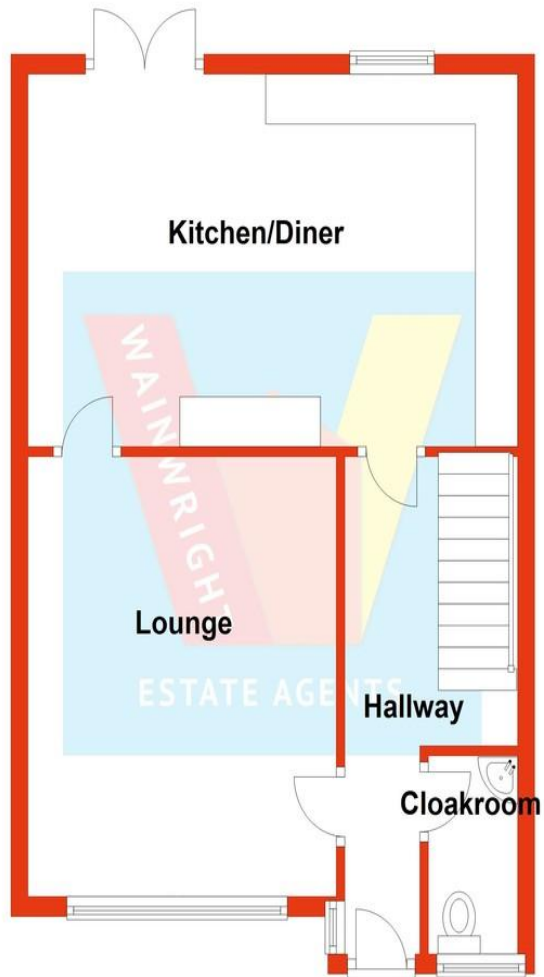
REAR GARDEN

Enclosed level low maintenance rear garden with patio area and fake grass area, steps leading to a rear wooden gateway giving access to the rear of the property.

GARAGE

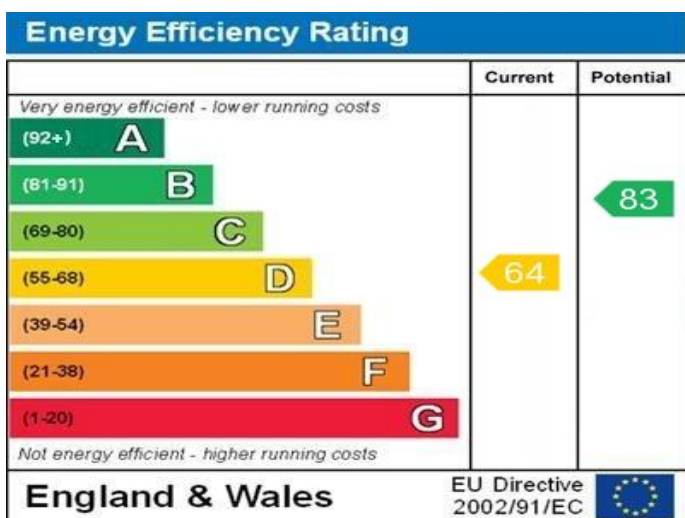
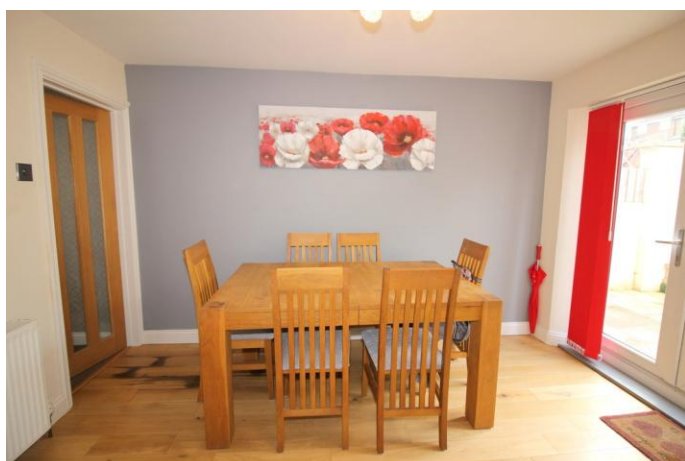
The property has a garage located in a block.

Ground Floor



First Floor





VIEWING

By appointment with Wainwright Estate Agents

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