







TOWN CENTRE 200 YARDS, SALTASH  
WATERFRONT 300 YARDS, PLYMOUTH 5 MILES,  
WHITSAND BAY 12 MILES

Only 300 yards from the waterfront, a charming mid terraced and bay fronted house in a popular residential setting and benefitting from mains gas central heating and full double glazing. About 864 sq ft, 24' Sitting/Dining Room, 11' Kitchen, 2 Double Bedrooms, Modern Bath/Shower Room, Enclosed Decked Garden.

#### LOCATION

The water front and tidal waters of the River Tamar provide numerous opportunities for leisure and the boating enthusiast. It is understood that deep water moorings may be available.

Saltash has a wide range of shops, schools, a main line railway station and various other facilities including a sports and leisure centre and fascinating long water frontage to the River Tamar.

China Fleet Country Club with golf and leisure amenities together with St Mellion International Golf Resort are both within easy driving distance. A Waitrose store lies on the northern outskirts of the town and the historic waterside city of Plymouth is readily accessible via the A38 again providing wide ranging facilities including a cross channel ferryport and main line railway station (Plymouth to London Paddington 3 hours).

#### DESCRIPTION

This well presented, rarely available and south facing terraced house offers well presented accommodation extending to about 864 sq ft. The property is bay fronted and views of the River Tamar can be enjoyed.



The property is fully double glazed, has mains gas central heating (Vaillant boiler) and briefly comprises - reception hall with staircase off to first floor. The bay fronted sitting/dining room has a remote control mains gas fire and is open plan with an overall measurement of 24' providing superb family and entertaining space. The kitchen has a range of timber worksurfaces with built in cabinets. Appliances include a Stoves 4 ring gas hob with oven under, built in fridge freezer and built in dishwasher.

At first floor level there are two double bedrooms, one with built in wardrobes and dressing table etc, the other with decorative fireplace. The bath/shower room is presented to a contemporary standard.

#### OUTSIDE

Small courtyard to front and enclosed rear garden which is decked for low maintenance and has a pedestrian gate to a rear service lane.

#### EPC RATING - D

#### DIRECTIONS

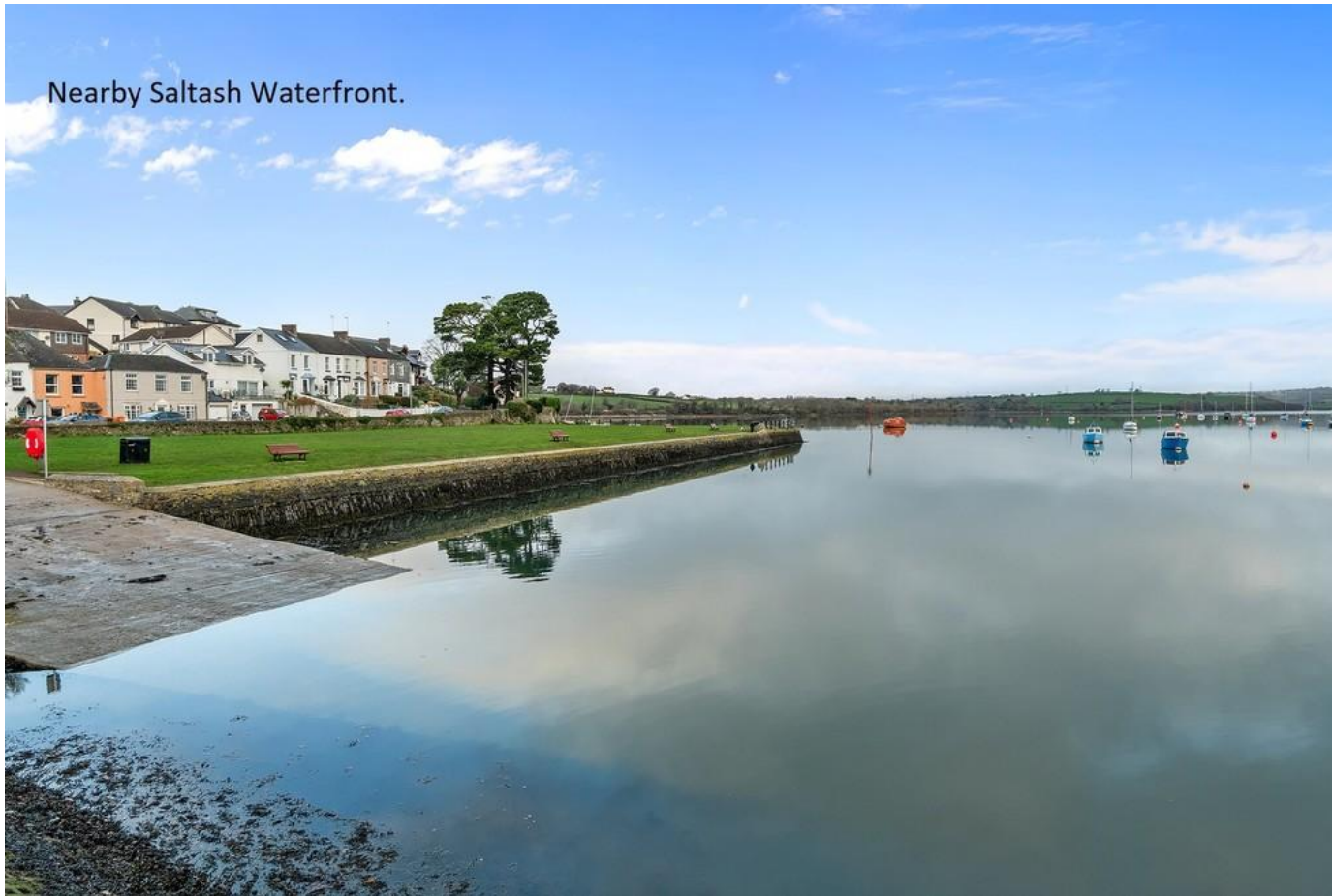
Using Sat Nav - Postcode PL12 6DE - the property will be found on the left a short distance after turning into Tavy Road.







Nearby Saltash Waterfront.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars should not be relied upon.

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