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Pollards Way, Saltash, PL12 6UJ

FOR SALE

**GUIDE
PRICE £210,000-
£220,000**

Wainwright Estate Agents are delighted to offer for sale with NO ONWARD CHAIN this modern detached three bedroom house located in a cul-de-sac position within the popular Cornish town of Saltash. To appreciate all this home has to offer an internal viewing is essential. EPC = C (73)



61 Fore Street | Saltash | Cornwall | PL12 6AF

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DESCRIPTION

This is a modern detached property on a corner plot for sale with the advantage of having no onward chain. The accommodation briefly comprises lounge/diner, modern fitted kitchen, cloakroom on the ground floor with three bedrooms and modern family bathroom on the first floor, low maintenance garden to the front, enclosed rear garden with patio and decked area, driveway providing off road parking. Other benefits include double glazing and central heating. To appreciate all this family home has to offer an internal viewing is essential.

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 and a college. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

ENTRANCE

uPVC front door with patten glass insert leading into the hallway.

HALLWAY

Doorways leading into the downstairs living accommodation, radiator, stairs leading to the first floor.

LOUNGE/DINER

17' 4" x 15' 8" (5.28m x 4.78m) at widest point Double glazed door leading to the rear garden, double glazed window to the side aspect, various power points, two radiators, storage cupboard.

KITCHEN

9' 9" x 9' 3" (2.97m x 2.82m) 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 for cooker with cooker hood above, space for fridge/freezer, space and plumbing for washing

machine, power points, double glazed window to the front aspect, wall mounted boiler.

CLOAKROOM

Useful downstairs cloakroom with low level w.c., wash hand basin, radiator, double glazed obscure glass window to the front aspect.

STAIRS

Leading to the first floor.

LANDING

Doorways leading into the first floor living accommodation, double glazed window to the side aspect, storage cupboard, loft hatch.

BEDROOM 1

11' 10" x 8' 8" (3.61m x 2.64m) Double glazed window to the rear aspect, radiator, power points.

BEDROOM 2

13' 2" x 9' 3" (4.01m x 2.82m) Double glazed window to the front aspect, power points, radiator.

BEDROOM 3

8' 10" x 6' 8" (2.69m x 2.03m) Double glazed window to the rear aspect, power points, radiator.

BATHROOM

Modern matching white bathroom suite comprising panelled bath with shower attachment above, vanity unit with inset sink and cupboards beneath, low level w.c., radiator, tiled walls, obscure glass window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance garden, steps and pathway leading to the front door.

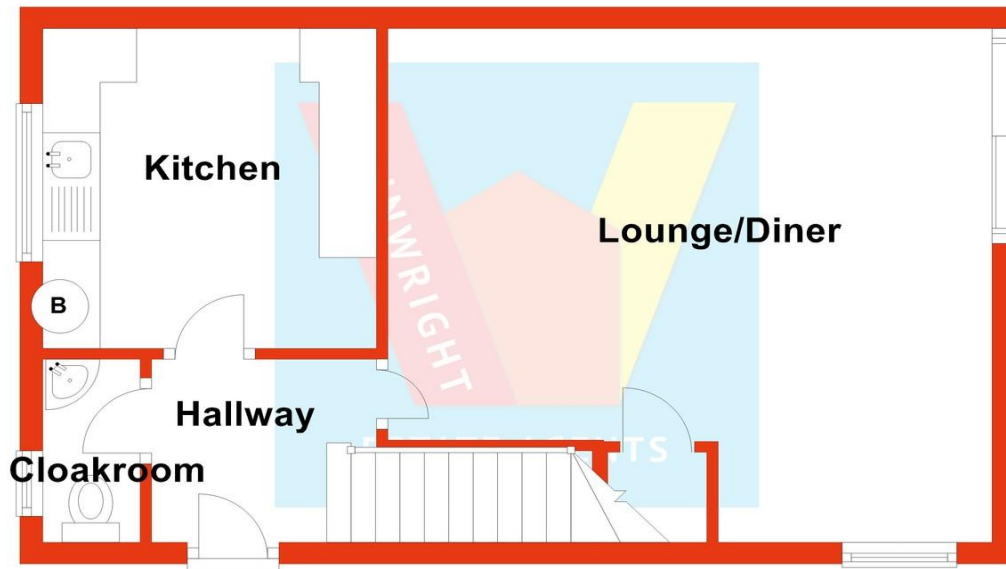
REAR GARDEN

Enclosed rear garden with patio area and decked area.

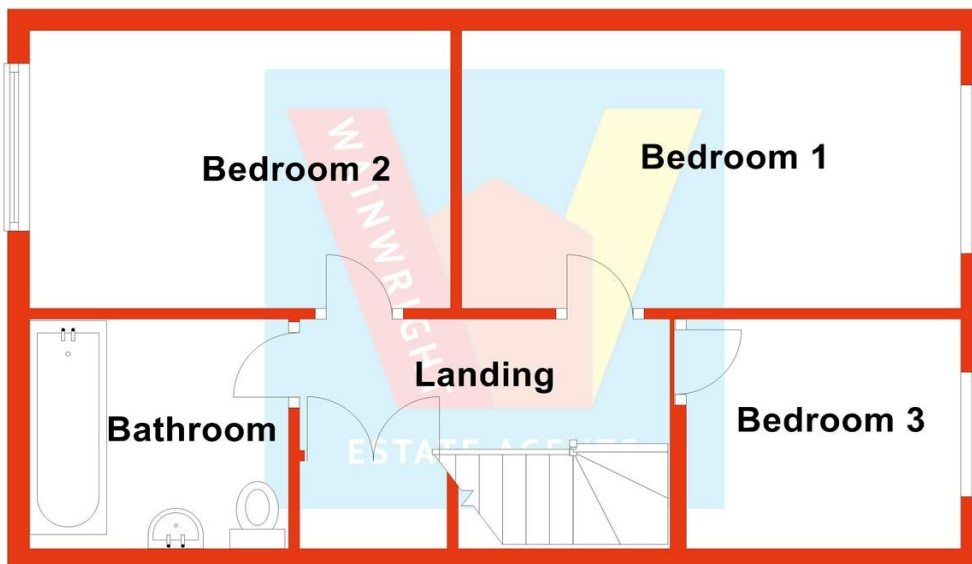
PARKING

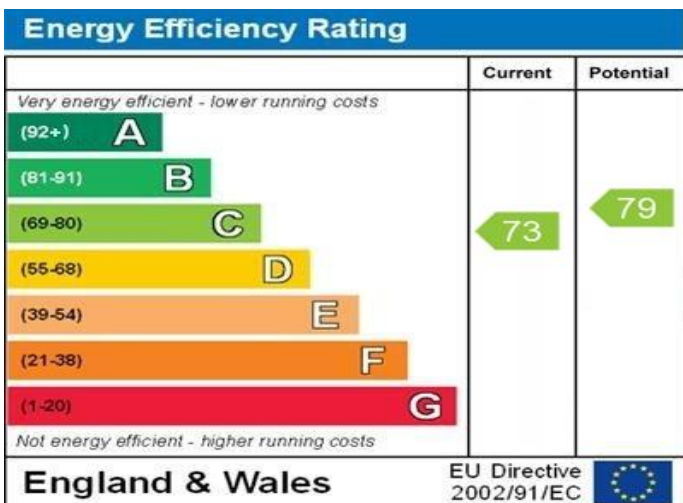
To the side of the property there is a driveway providing off road parking.

Ground Floor



First Floor





VIEWING

By appointment with Wainwright Estate Agents

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