

YOUR HOME IS  
WHERE OUR HEART IS

[www.wainwrightestateagents.co.uk](http://www.wainwrightestateagents.co.uk)



#lovewainwrightx



Home Park Road, Saltash, PL12 6BH

£285,000

Wainwright Estate Agents are delighted to offer for sale this stunning three double bedroom Victorian property with many period features and a roof terrace having lovely views of The River Tamar and Dartmoor. One of the many selling features of this house is the good size kitchen/breakfast room which is the heart of this home. To appreciate the size and all this lovely home has to offer an internal viewing really is a must. EPC = D (68)



61 Fore Street | Saltash | Cornwall | PL12 6AF

Tel: 01752 849689

[info@wainwrightestateagents.co.uk](mailto:info@wainwrightestateagents.co.uk)





## DESCRIPTION

This Victorian mid terrace property has so much to offer with many period features, views of The River Tamar and good size living accommodation which briefly comprises lounge with feature fireplace and bay window, separate dining room which leads into the large kitchen/breakfast room which is one of the many selling features of this property and is the heart of this family home, downstairs w.c., three double bedrooms and family bathroom. Other benefits include double glazing and central heating. To appreciate this lovely family home and all it 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 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 leading into the hallway.

## HALLWAY

Wooden doorways leading into the downstairs living room, radiator and power points, ornate coving, wooden flooring, stairs leading to the first floor, storage cupboard.

## LOUNGE

14' 10" into bay window x 13' 8" (4.52m x 4.17m) Bay window to the front aspect, feature fireplace, radiator, ornate coving, power points and radiator.

## DINING ROOM

12' 4" x 11' 7" (3.76m x 3.53m) Radiator and power points, decorative fireplace with wooden mantle, opening leading into the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

22' 3" x 16' 7" (6.78m x 5.05m) at max measurement This is one of the real selling features of this property and the heart of the home. In the kitchen area there is a range of modern kitchen units comprising wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splash backs, Aga and built in electric oven with gas hob above, space and plumbing for washing machine, space for fridge/freezer, space and plumbing for dishwasher, various power points, double glazed windows to the rear aspect, wooden flooring. In the breakfast area there is space for a dining room table, power points, down lighting and ceiling light point, double glazed doors leading to the rear patio and garden.

## DOWNSTAIRS W.C.

Useful downstairs w.c. with low level w.c. and wash hand basin.

## STAIRS

Stairs leading to a half landing with wooden doorways leading into the bathroom and bedroom three, further stairs leading to the main landing with wooden storage cupboards and wooden doorways leading into bedroom one and two.

## BEDROOM 1

16' 10" x 12' 1" (5.13m x 3.68m) Two double glazed windows to the front aspect one being a bay window and having views overlooking the local area and extending towards The River Tamar, wooden flooring, power points, radiator, built in wooden triple wardrobe.

## BEDROOM 2

12' 4" x 11' 6" (3.76m x 3.51m) Double glazed window to the rear aspect, decorative feature fireplace, power points and radiator.

## BEDROOM 3

10' 00" x 10' 00" (3.05m x 3.05m) Double glazed doors leading on to the roof terrace which has wooden balustrade has a view of The River Tamar and extending towards Dartmoor. Power points and radiator.

## BATHROOM

Matching white bathroom suite comprising panelled bath with shower attachment above, wash hand basin, low level w.c., radiator, obscure glass window to the rear side aspect.

## OUTSIDE

The front garden has gated access with pathway leading to the front door, various mature plants, shrubs and trees.

## REAR GARDEN

Enclosed level rear garden with is mainly laid to lawn, patio area providing an ideal spot for entertaining, gateway leading to the rear service lane.

## ROOF TERRACE

The roof terrace is accessed via bedroom three, this is an ideal spot for a patio table to sit and enjoy the views of The River Tamar.

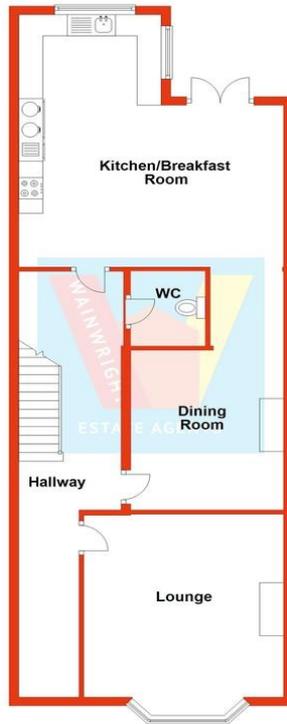
## AGENTS NOTE

The property has planning permission to extend into the roof space.

FLOORPLAN – Home Park Road, Saltash

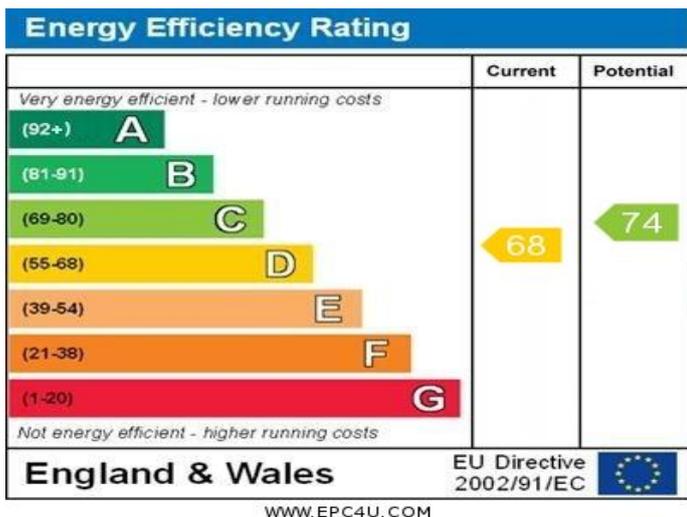


Ground Floor



First Floor





## VIEWING

By appointment with Wainwright Estate Agents

61 Fore Street  
Saltash  
Cornwall  
PL12 6AF

Tel: 01752 849689  
info@wainwrightestateagents.co.uk



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 FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.