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Beweys Park, Saltash, PL12 4SW

£157,500

FOR SALE

Wainwright Estate Agents are delighted to offer for sale this mid terrace two double bedroom property with a garage, located in a cul-de-sac position within the much sought after residential area of Saltash. The property would be ideal for a first time buyer or may be of interest to an investor as a buy to let. To appreciate all this home has to offer an internal viewing is essential. EPC = E (42)



61 Fore Street | Saltash | Cornwall | PL12 6AF

Tel: 01752 849689

info@wainwrightestateagents.co.uk



DESCRIPTION

Located in a tucked away cul-de-sac position is this well presented two double bedroom mid terrace house with well proportioned living accommodation which briefly comprises lounge, modern kitchen, two double bedrooms, modern bathroom, gardens to the front and rear with garage located in a block. The property benefits from double glazing and has electric heating. This property would be ideal for first time buyers or maybe of interest to an investor looking for a buy to let. To appreciate all this 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 leading into the porch.

PORCH

Coat hanging space, wooden doorway with obscure glass leading into the lounge.

LOUNGE

17' 10" x 10' 11" (5.44m x 3.33m) Double glazed window to the front aspect, various points, wall mounted electric living flame fire, coved ceiling, stairs leading to the first floor, doorway leading into the kitchen.

KITCHEN

10' 10" x 10' 3" (3.3m x 3.12m) at widest point Please note this is an L shaped kitchen and the measurements are taken at the widest point. Modern matching kitchen comprising range of wall mounted and base units with worksurfaces, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, space for cooker, space for fridge/freezer, storage cupboard, double glazed window to the rear aspect, wall mounted boiler which supplies the hot water system, double glazed door leading to the rear garden.

STAIRS

Stairs leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, loft hatch giving access to the loft space which is part boarded, wall mounted electric heater.

BEDROOM 1

10' 1" x 8' 4" (3.07m x 2.54m) Double glazed window to the front aspect, wall mounted electric heater, power points, built in wall to wall range of wardrobes.

BEDROOM 2

10' 10" x 7' 11" (3.3m x 2.41m) Double glazed window to the rear aspect with a pleasant outlook overlooking the local area, power points, wall mounted electric heater.

BATHROOM

Matching white bathroom suite comprising panelled bath with shower attachment above, pedestal wash hand basin, low level w.c., part tiled walls, downlighting, extractor fan.

OUTSIDE

To the front of the property there is a garden which is laid out lawn and steps leading down to the front door.

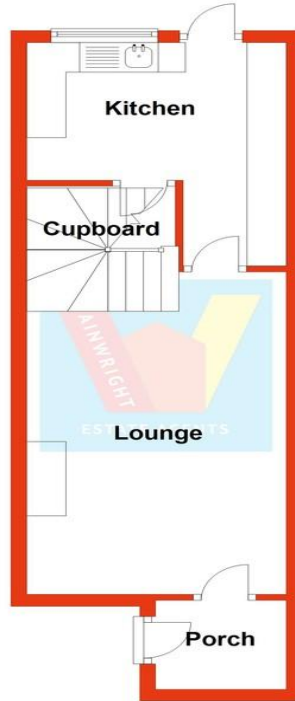
REAR GARDEN

Enclosed rear garden with wooden fencing, fake grass area, patio area, gravelled area, wooden gateway giving access to the rear of the property where there is a parking area.

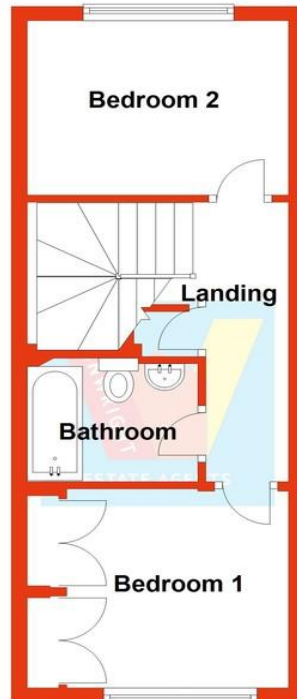
GARAGE

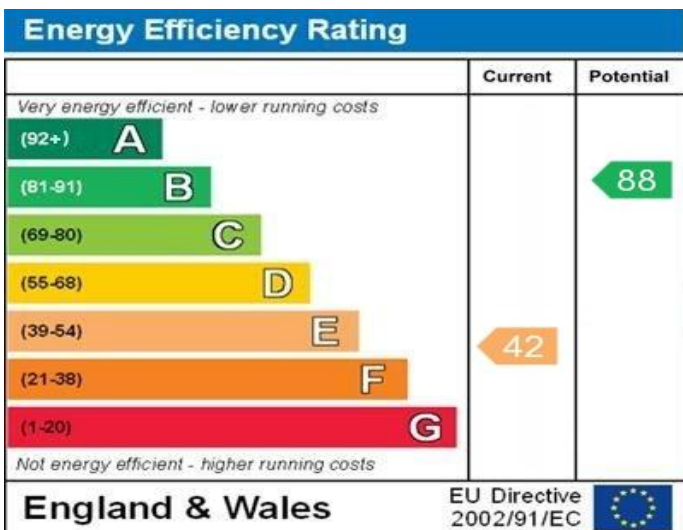
The garage is located in a block at the rear of the property.

Ground Floor



First Floor





VIEWING

By appointment with Wainwright Estate Agents

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Cornwall
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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 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.