



**Wolseley Road | Saltash Passage | Plymouth | PL5 1JR**

**Guide £240,000-£250,000**

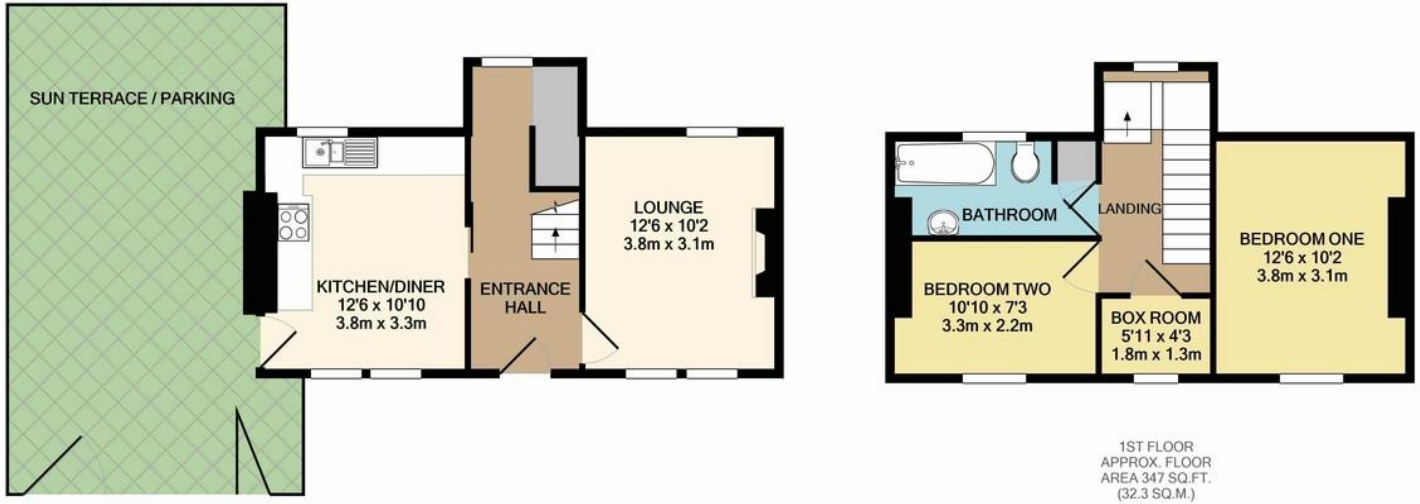
An end of terrace house situated within the popular and picturesque area of Saltash Passage.

This waterside property offers an entrance hall, lounge and kitchen/diner on the ground floor. Whilst the first floor offers two bedrooms, a box room and family bathroom.

Outside is a large sun terrace / parking area, boasting far reaching views across the estuary, with a wooded back drop and the River Tamar in the distance.

Agents Note: - The self contained maisonette below this property is being sold separately.

- Waterside Property
- Two Bedrooms
- Box Room
- Gas Central Heating System
- Upvc Double Glazing
- Sun Terrace / Parking
- Close To Facilities
- River and Wooded Views



GROUND FLOOR  
APPROX. FLOOR AREA 352 SQ.FT. (32.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 347 SQ.FT. (32.3 SQ.M.)

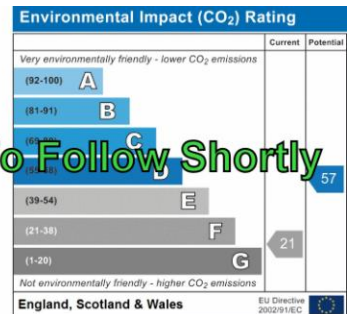
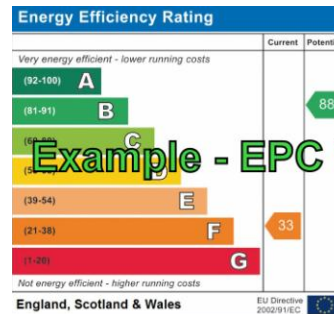
TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021

## Contact Details

48 Ebrington Street  
Plymouth  
Devon  
PL4 9AD

www.athomelettings.com  
info@athomeproperty.co.uk  
01752 777070



Example - EPC To Follow Shortly

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements