

LAWSON

Estate Agency...Only Better



3 COOMBE LANE, CARGREEN, SALTASH, CORNWALL, PL12 6PB

£650,000

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333

FULL DESCRIPTION

Lawson are delighted to market this very spacious detached family home in the heart of Cargreen, just a short walk from The Quay and Sailing Club. Cargreen is a desirable, quiet village approximately 10 minutes from Saltash Town Centre and 20 minutes from Plymouth City Centre. The property benefits from accommodation arranged over two floors comprising, a covered external porch way with PVCu double glazed front door with stained glass leading to the entrance hall with terracotta tiled flooring, double aspect, carpeted stairs to the first floor landing, a cloak cupboard and a downstairs toilet with a low level WC, pedestal wash hand basin, window to the side elevation and a towel rail.

A doorway leads into the kitchen which is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, easy clean splash backs, electric induction hob, double oven, filter canopy, built in fridge, tiled flooring, spotlights and a doorway to the utility with a stainless steel sink drain unit, plumbing for a washing machine, wall units, tiled flooring, a window to the rear elevation and a doorway to the side elevation.

From the main hallway, a doorway leads to the sitting room, a fantastic double aspect room with windows to the front elevation and a doorway into the conservatory. The conservatory is PVCu constructed with a warm roof and Velux windows, tiled flooring, radiators, and a doorway leading out to the West facing rear garden. From the sitting room, a doorway leads to an inner hall and the bedrooms.

Bedroom two is a double room with a window to the rear elevation, fitted wardrobes and a wet room with tiled flooring and walls, extractor fan, low level WC, pedestal wash hand basin and a wall mounted shower. Bedroom three is a double room with a window to the front elevation. Bedroom four is a further double with a window to the front elevation. Bedroom five is a small double room with a window to the rear elevation.

The family bathroom is fitted with a matching white 3-piece suite comprising, a low-level WC, wash hand basin, tiled enclosed bath with shower unit over, a window to the side elevation, spotlights, and a chrome towel rail.

From the main hallway, carpeted stairs ascend to the first floor into a large study area with windows to the front elevation with panoramic views over The River Tamar and Devon in the distance, inset spotlights, window to the rear elevation and a doorway leads to a large loft area which provides excellent storage.

A doorway leads to bedroom one, a spacious double room with a window to the rear elevation and a window to the front taking full advantage of the panoramic views (bedroom one could easily be used as the sitting room), a doorway then leads to the dressing room with a double aspect and a further door to the en-suite with a white 3 piece suite comprising, a low level WC, pedestal wash hand basin, oversized shower cubicle with a direct feed Mira shower unit, extractor fan, window to the front and rear elevation, a further doorway into an additional area of the loft.

Externally, the front garden is lawned for ease of maintenance with a range of mature shrubs and gates leading to the rear. There is a double garage with an up and over door, power and light connected. The rear garden is a particular feature of the home, it is west facing, fully fence and hedge enclosed with a gravelled patio area and flagged steps leading to a large lawn area with a range of mature shrubs. The property has a side access with a wooden storage shed and lockable door.



UTILITIES

Mains water, electricity and mains drainage, mobile coverage likely, broadband connection FTTP, FTTC and ADSL.

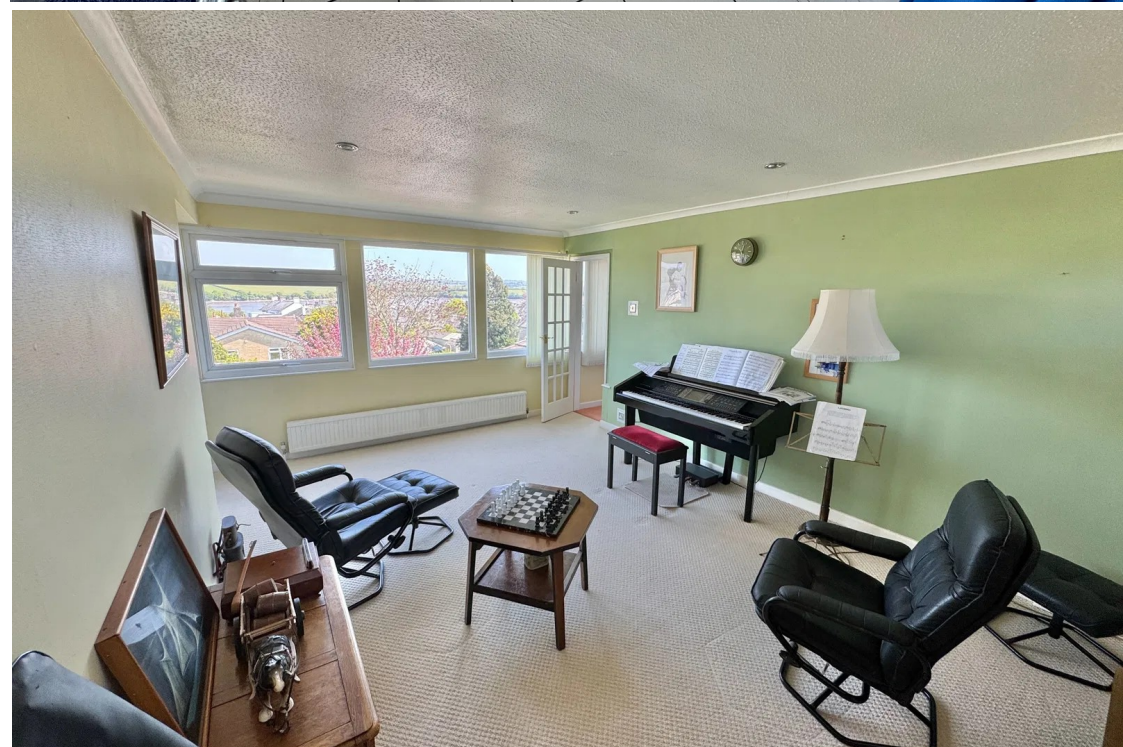
OUTGOINGS CORNWALL

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2025/2026 is £3,553.22 (by internet enquiry with Cornwall Council). These details are subject to change.

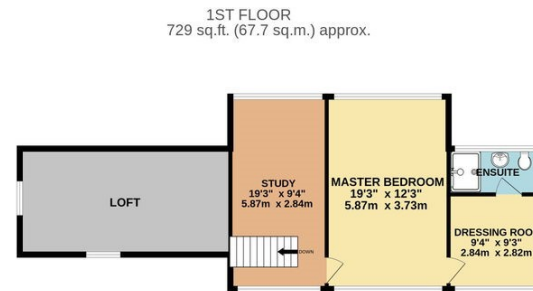
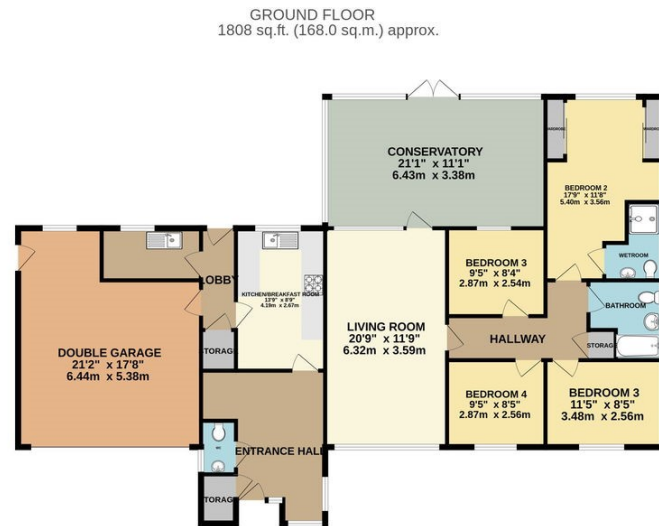
SALTASH

Saltash is a flourishing modern town with historic roots stretching back to the 12th century. In the summer of 2009 the Saltash postcode area was judged as the most desirable place to live in Great Britain in a survey that included statistics from school results and crime figures. Situated on the west bank of the beautiful river Tamar, Saltash acts as a gateway between Cornwall and Devon, and is the location of Isambard Kingdom Brunel's Royal Albert Bridge, opened by HRH Prince Albert on May 2 1859. Alongside it is the Tamar Bridge, a toll bridge carrying the A38 trunk road, (widened in 2001) to Devon and the adjacent city of Plymouth. Saltash railway station is close to the town centre and is served by a regular train service, with some direct High Speed services to and from London Paddington. As well as the attractive setting, Saltash can also boast a wide range of excellent facilities whatever your needs, from schools and housing, to industrial estates and transportation links, to beautiful riverside walks and leisure amenities. The perfect place to work, live or just visit. The cottage of Mary Newman, Sir Francis Drake's first wife, can be found in Saltash on Culver Road downhill from Saltash railway station. Nearby are the castles at Trematon and Ince, as well as the nature reserve at Churchtown Farm, where there are some wonderful walks, with stunning views of the river





Floor Plan



TOTAL FLOOR AREA : 2537 sq.ft. (235.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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SERVICES

Mains water, gas, electricity and mains drainage.
mobile coverage likely, broadband connection is ADSL, FTTC
and FTTP available.

VIEWINGS

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2025/2026 is £3,553.22 (by internet enquiry with Cornwall Council.

STRICTLY BY APPOINTMENT ONLY

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans 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. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.
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BUYERS INFORMATION

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Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Awaiting

EPC

