



10, Station Road, Saltash, Cornwall, PL12 4DY



Offers Over £325,000

This unique and deceptively spacious 3 bed/3 bathroom property offers fantastic views of the River Tamar and is located within walking distance of Saltash town centre with its range of local amenities including shops, banks, chemist and Public Houses. This well maintained property would ideally suit a young family or alternatively would make an ideal holiday home with easy access to all parts of Cornwall and Devon.

Easy access is also afforded to St Mellion Leisure and Golf Club, China Fleet Leisure and Golf Club and the A38 dual carriageway with fast links to Plymouth and beyond into Cornwall.

The enclosed rear garden is paved and has rear pedestrian access. To the front of the property there is a parking space with attractive steps leading to the front door. There is additional storage under the steps. An early internal viewing is essential to appreciate this very deceptive property.

You enter the property into a hallway which has a solid wood floor, stairs to the first floor and access to the expansive living room. The wood floor continues into this spacious room with two windows and a stable door leading to the well maintained and enclosed rear garden area. There is a good sized understairs cupboard and a feature fireplace and plenty of space for soft furnishings. A door leads to the fully fitted kitchen with dual aspect windows and a second door leading to the garden. The contemporary kitchen comprises a range of modern base units with laminate worksurfaces and matching wall cupboard, fitted hob and extractor with space for a washing machine, fridge and freezer and oven.

The first-floor landing is dual aspect with a storage cupboard and has stairs leading to the master bedroom and sun terrace. Bedroom two has dual windows to the front with views over the River Tamar and beyond and access to an ensuite bathroom. The bathroom comprises a panelled bath with a shower over, wash hand basin, WC. a good-sized airing cupboard and a heated towel rail. Bedroom three has dual aspect windows and an ensuite shower room, which comprises a shower cubicle, wash hand basin and WC.

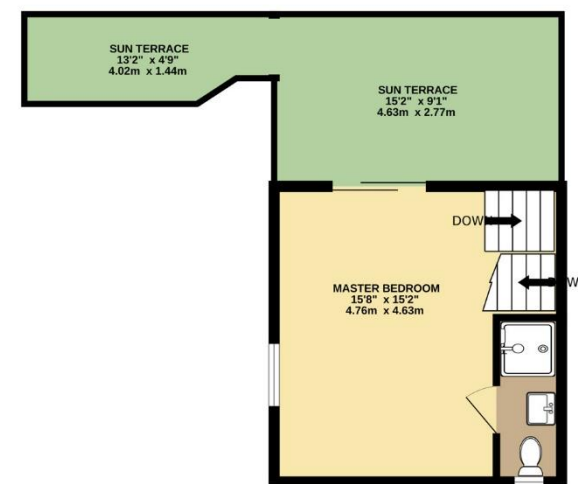
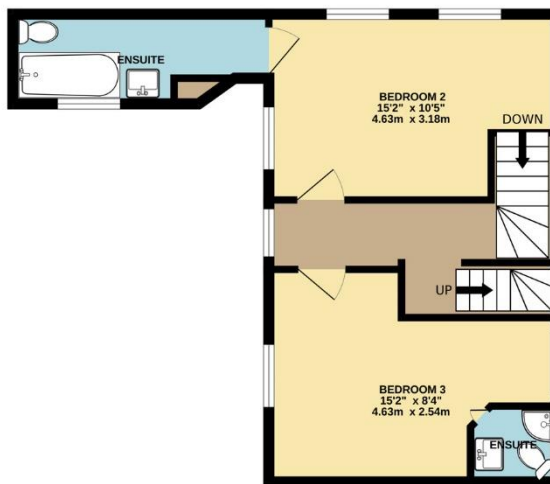
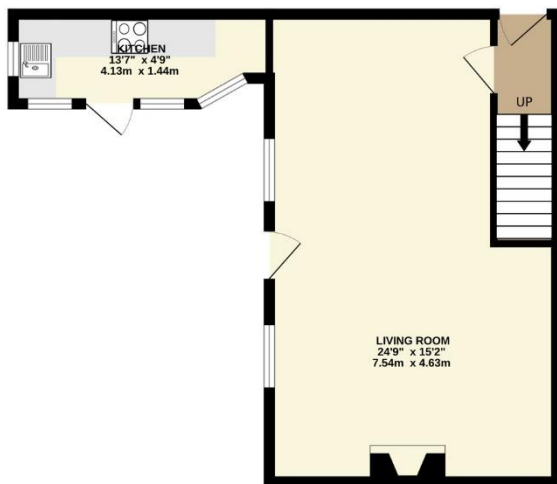
The top floor is taken up by the very impressive master bedroom with private access to the stunning sun terrace and an ensuite bathroom. The third ensuite comprises a walk-in shower cubicle, wash hand basin, WC., heated towel rail and a window to the rear elevation.

The sunny south facing terrace has ample space for furniture, where you can relax or entertain while enjoying the magnificent views over the River Tamar and Plymouth Sound beyond.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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