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Offers In Excess Of £250,000 FREEHOLD

Immaculately presented, 3 bedrooms, semi-detached, garage parking, no onward chain, perfectly suited for a growing family

ELLIOTT CLOSE, SALTASH, CORNWALL



PROPERTY DETAILS

Presented to the market to an immaculate standard is this 3 bedroomed semi-detached house in Saltash. The property is well positioned for local amenities, parks, Saltash Leisure Centre and links to Plymouth via The Tamar Bridge. Boasting an elevated setting, pleasant views towards countryside to the front aspect, garage parking, UPVC double glazing and gas central heating. Being sold with no onward chain and would make the perfect home for a growing family!

COUNCIL TAX BAND - C
EPC - C

Opaque double glazed panelled door to;

ENTRANCE HALL

Stairs to first floor, tiled flooring, panelled, opaque UPVC double glazed window to front elevation. Door to;

LOUNGE

15' x 14'3 (4.57m x 4.34m)

Panelled radiator, UPVC double glazed picture window to front elevation enjoying delightful open aspect towards countryside, door to;

KITCHEN/DINING ROOM

21'9 x 9'9 (6.64m x 2.77m)

Modern fitted kitchen with excellent range of dark grey base and eye level storage cupboards with solid wood work surfaces, inset one and a half bowl, enamel single drainer sink with mixer tap, flexi hose rinser, space for range oven with extractor canopy over, Mediterranean style tiling with wooden upstand, downlighting, fitted pantry unit, space for American style fridge/freezer, ceramic tiled flooring to kitchen, engineered solid wood flooring to dining area, upright radiator, door to;

UTILITY ROOM

7'9 x 8'9 (2.38m x 2.67m)

Single bowl, single drainer, stainless steel sink unit, fitted double eye level storage cupboard, plumbing for washing machine, wall mounted gas vaillant boiler providing hot water and central heating, built in storage cupboard under stairs, UPVC double glazed window to rear elevation, composite door providing access to the rear garden.

FIRST FLOOR

LANDING

UPVC double glazed window to side elevation, ceiling downlighters, access to roof space, built in airing cupboard with shelving, solid wood doors lead from the landing providing access to all first floor rooms.

BEDROOM ONE

13'11 x 9'1 (4.24m x 2.78m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM TWO

9'11 x 8'7 (3.02m x 2.62m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

7'4 x 7'11 (2.25m x 2.41m)

Wood effect laminate flooring, panelled radiator, UPVC double glazed window to front elevation.

SHOWER ROOM

8'4 x 2'10 (2.54m x 0.87m)

Modern shower room comprising modern white suite, vanity wash hand basin with mixer tap, corner glazed double shower cubicle with electric shower, low level WC, heated towel rail, part tiled walls, opaque UPVC double glazed windows to rear and side elevation, ceiling downlighters, tiled flooring.

OUTSIDE

The gardens are situated both to front and rear of the property. The rear garden is fully enclosed, offering a good degree of privacy and seclusion. Laid mainly to lawn, with stone chippings and decked area. A pathway runs along the side of the property, providing access to a side door. Adjacent to the decked area is a pathway with steps running down to;

GARAGE

Single with up and over door.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

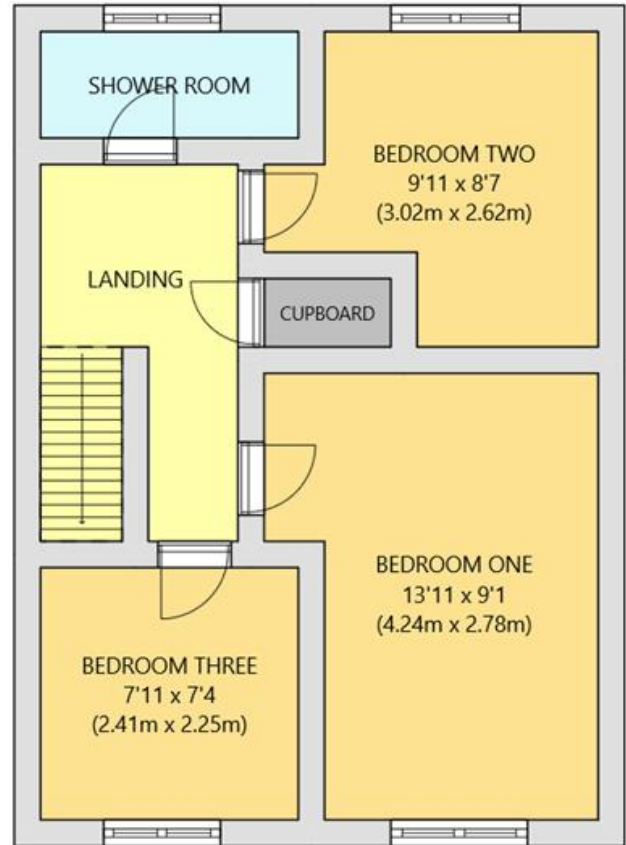
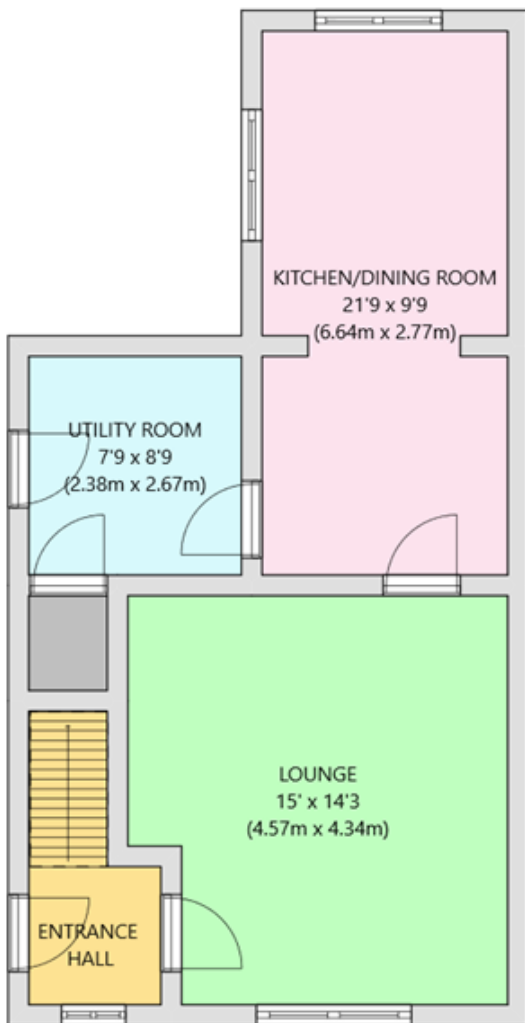
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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