

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PENCARROW 273 NEW ROAD, SALTASH, PL12 6HQ

PRICE GUIDE £305,000





A beautifully presented and detached town house only 0.5 mile from the beautiful waterfront and with views across the Tamar Valley to the foothills of Dartmoor. About 1237 sq ft, 14' Sitting Room, 13' Dining Room, 13' Kitchen/Breakfast Room, Laundry Room, 3 Double Bedrooms, Bath/Shower Room, Workshop, Secluded Rear Garden.

WATERFRONT 0.5 MILE, TOWN CENTRE 0.5 MILE, PLYMOUTH 6 MILES, LOOE AND THE COAST 15 MILES, EXETER 49 MILES

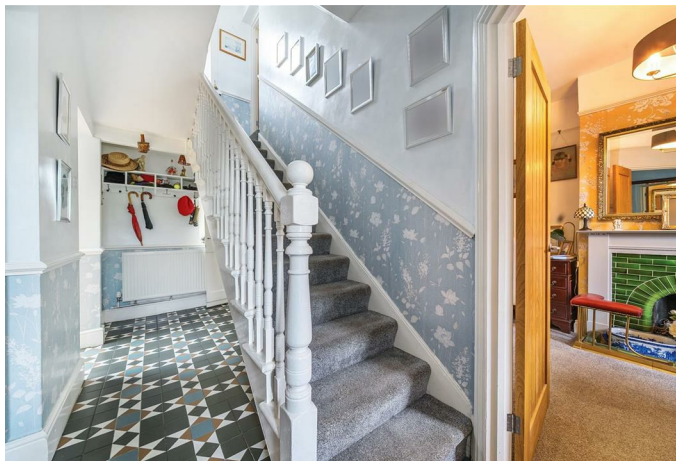
LOCATION

Pencarrow lies in an established residential setting, conveniently positioned within walking distance of both the waterfront and the town amenities.

The tidal waters of the Rivers Lynher and Tamar provide numerous opportunities for the boating enthusiast. It is understood that deep water moorings may be available.

In 2006 the Tamar Valley was given World Heritage Status, an extensive array of wildlife habitats can be found in the steep gorges, meandering rivers, ancient woodlands and wetlands and the area is home to a number of rare plants, animals and birds. The scenic and beautiful rolling countryside of this area and its mild climate are favoured by horticulturists.

Saltash has a wide range of shops, schools, a main line railway station and various other facilities including a sports and leisure centre and fascinating long water frontage to the River Tamar. St Mellion International Golf Resort is within easy driving distance and The fabulous China Fleet Country Club with its 18 hole parkland like golf course, health and beauty spa and many other facilities lies only 1 mile from the property. In addition to the extensive amenities in the town of Saltash itself, a Waitrose store lies on its northern outskirts and Plymouth is readily accessible via the A38 again providing wide ranging facilities including a ferryport with regular services to France and Northern Spain and main line railway station (Plymouth to London Paddington 3 hours).



DESCRIPTION

Pencarrow comprises a detached house which has been carefully improved and will be found to be very well presented throughout. The property benefits from mains gas central heating with a Worcester Bosch boiler and full double glazing. In addition there is an eight panel Solar PV system.

The accommodation extends to about 1237 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 14' Sitting Room with inset wood burner - 13' Dining Room with old fireplace - 13' Kitchen/Breakfast Room with window seat - Laundry/Utility Room with Cloakroom/WC off - FIRST FLOOR - 3 Double Bedrooms - Bath/Shower Room.

OUTSIDE

Enclosed rear courtyard garden providing a secluded environment with a south west aspect and very well stocked with colourful flower and shrub beds including a rose garden.

There is a leanto workshop providing a useful amenity.

Parking is on street.

EPC RATING - D, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity, drainage and gas.
Broadband - Ultrafast available. Mobile signal - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL12 6HQ



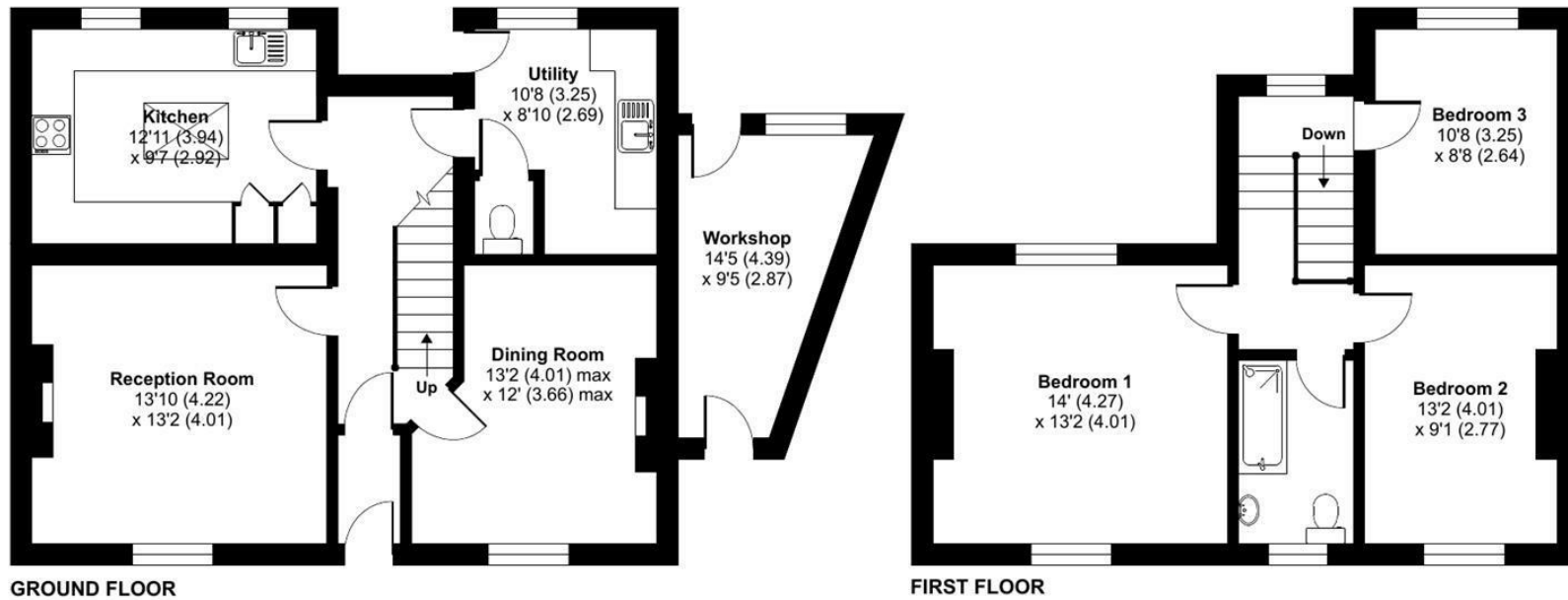




New Road, Saltash, PL12

Approximate Area = 1237 sq ft / 114.9 sq m
Workshop = 97 sq ft / 9 sq m
Total = 1334 sq ft / 123.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Scott Parry Associates. REF: 1174924

These particulars should not be relied upon.