





A conveniently located town house of generous proportions, beautifully presented to a stunning contemporary standard with parking and garden. About 760 sq ft, 24' Open Plan Living Room/Kitchen, Cloakroom/WC, 2 Double Bedrooms, Shower Room/WC, Front Garden and Parking Bay. NO CHAIN.

LOCATION

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 with a popular sailing club, gig rowing club, deep water moorings and excellent boat launching facilities including a public slipway. 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).

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.



DESCRIPTION

1 Trelawney Road comprises a semi-detached town house conveniently located within a short walk of the town amenities and waterside areas. The property has recently undergone an extensive refurbishment and modernisation programme and will be found to be immaculately presented to a stunning contemporary standard - the house is available for immediate occupation with no forward chain. The property benefits from full double glazing and a brand new electric central heating boiler by Strom together with high levels of insulation to provide an energy performance rating of D.

The accommodation extends to about 760 sq ft and briefly comprises - GROUND FLOOR - 24' Open Plan Living Room/Kitchen with newly fitted kitchen having built in appliances including washing machine and Amtico flooring - Cloakroom/WC with Strom electric boiler - FIRST FLOOR - 2 Double Bedrooms - Shower Room/WC.

Small front garden and parking bay for 1 car.

EPC RATING - D, COUNCIL TAX BAND - TBC
Mains water, electricity and drainage.

DIRECTIONS

Using Sat Nav - Postcode PL12 4DB



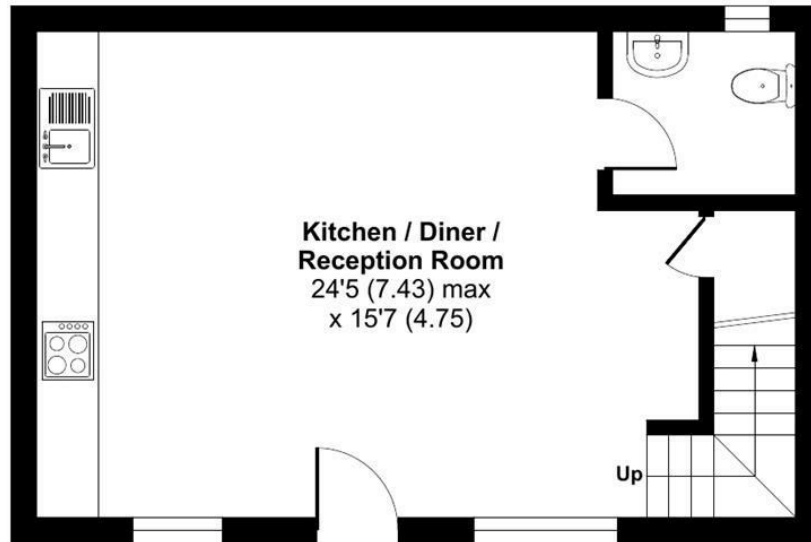




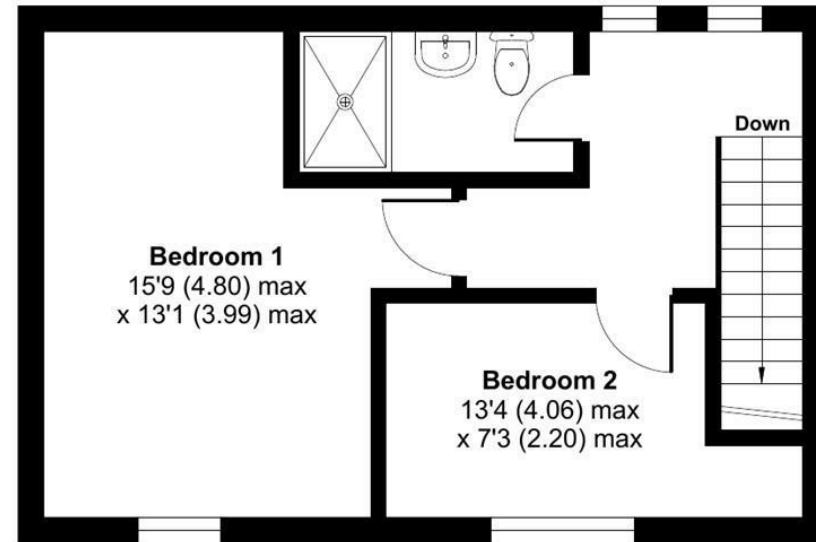
Trelawney Road, Saltash, PL12

Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1330442

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