



## 2 Eliots Cottages Trematon Farm

Trematon, Saltash, PL12 4QP

£300,000



Located within the quaint village of Trematon, just 2 miles from Saltash and the Tamar crossing, this lovely 4 bedroom semi detached family home with off road parking for two vehicles and an enclosed rear garden. The accommodation comprises entrance hall, cloakroom, open plan lounge/diner, kitchen, 4 bedrooms, en suite to the master and a family bathroom. There is convenient access to the A38/Plymouth with Dartmoor National Park, Bodmin Moor and Cornish beaches all within easy reach.



**ELIOT'S COTTAGES, TREMATON FARM, SALTASH, PL12 4QP**

**ACCOMMODATION**

Entrance via a composite front door with twin double glazed panels which opens up into the entrance hall.

**GROUND FLOOR**

**ENTRANCE HALL 13'10" x 7'6" narrowing to 3'7" (4.24m x 2.31m narrowing to 1.11m)**

Part tiled floor in entrance area. Staircase rising to the first floor landing. Doors leading off through to the cloakroom, kitchen and lounge/diner.

**CLOAKROOM 5'1" x 3'5" (1.57m x 1.05m)**

Matching suite with close coupled WC and wall mounted wash hand basin. Tiled walls to dado height. Tiled floor. uPVC obscure double glazed window to the side.

**LOUNGE/DINER 16'4" x 13'0", narrowing to 9'7" (4.99m x 3.98m, narrowing to 2.93m)**

Under stairs storage cupboard. Wood double glazed door opening up out to the rear garden. Ample space for a dining table, TV and sofas.

**KITCHEN 9'10" x 9'1" (3.02m x 2.77m)**

Matching base and wall mounted units to include fitted oven, integrated fridge/freezer and integrated dishwasher. Space for a washing machine. Square edge granite worktops with inset four ring gas hob with stainless steel filter hood over and inset one and a half bowl sink unit with mixer tap, inset drain lines and matching granite up stands. Wood double glazed windows to the front. Ceiling spot lights. Tiled floor. Wall mounted, Vaillant boiler concealed in unit. Ample space for a breakfast table.

**FIRST FLOOR LANDING**

Doors leading off through to bedrooms one and two and the bathroom. Staircase leads up to the second floor.

**BEDROOM ONE 10'9" x 9'10" (3.28m x 3.02m)**

Fitted wardrobes running along one wall with shelving and hanging rail. Double glazed window to the front with deep sill and views over farmland. Ceiling spot lights. Door opening up to the en suite.

**EN SUITE 5'10" x 4'5" (1.78m x 1.37m)**

Matching suite of corner shower cubicle with fitted shower with twin shower heads, both rainfall and handheld, close coupled WC and wall mounted wash hand basin. Part tiled walls. Ceiling spot lights. Extractor fan. Fitted mirror to one wall. Obscure double glazed window to the side. Tiled floor.

**BEDROOM TWO 10'9" x 9'7" (3.28m x 2.94m)**

Fitted wardrobes with hanging rail and shelving running along one wall. Ceiling spot lights. Wooden double glazed window to the rear.

**BATHROOM 5'6" x 5'5" (1.7m x 1.66m)**

Attractive white suite consisting of matching panelled bath with fitted shower over, close coupled WC and wall mounted wash hand basin. Chrome heated towel rail. Fitted mirror to one wall. Part tiled walls Tiled floor. Ceiling spot lights. Extractor fan. Wooden obscure double glazed window to the side.

**SECOND FLOOR LANDING 7'4" x 2'10" (2.25m x 0.87m)**

Doors leading off through to bedroom three and bedroom four.

**BEDROOM THREE 12'11" x 13'0", narrowing to 9'3" (3.96m x 3.98m, narrowing to 2.84m)**

Fitted double wardrobe. Storage cupboard into the eaves. Velux window to the roof providing distant views to the countryside.

**BEDROOM FOUR 9'9" narrowing to 6'7" x 13'1" narrowing to 5'4" (2.99m narrowing to 2.01m x 4.0m narrowing to 1.65m)**

Velux window to the rear with views towards Saltash. Currently being used as a study.

**EXTERNALLY**

The property is approached via a brick paved drive way allowing off road parking for two vehicles to the side of the property. A brick paved path leads to the porch. To the rear, an enclosed garden which consists of a paved patio seating area, the main garden is laid to lawn with a flower and shrub border. To the side, is a wooden garden shed which has power. Courtesy gate opens up onto the drive way.

**AGENT'S NOTE**

Tenure - Freehold.

Cornwall Council tax - Band C.

Mains water, drainage, electricity and LPG.

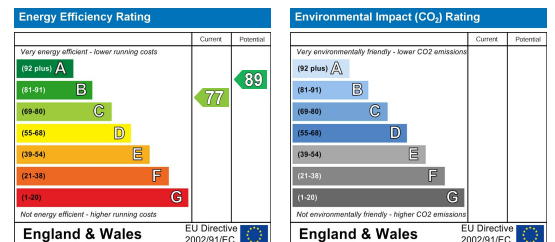
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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