



Wolseley Road, Saltash Passage Plymouth PL5 1LA

welcome to

Wolseley Road, Saltash Passage Plymouth

This extremely rare seven bedroom detached property offers breathtaking panoramic views of the River Tamar and South East Cornwall. It is arranged over three floors and features three private balconies. Its unique layout & space lends itself to those also looking for self-contained living. NO CHAIN!



Entrance Hall:

Crossed leaded obscured double glazed window and door to front elevation. Storage heater. Vinyl flooring. Door to utility, bedrooms one two and three. Door to large family bathroom.

Utility Room:

5' 8" x 4' 10" (1.73m x 1.47m)

Wash hand basin with splashback tiling. Plumbing and space for washing machine. Space for tumble dryer. Plain plastered walls and ceiling. Extractor fan. Vinyl flooring.

Bedroom One:

13' 8" x 10' 9" (4.17m x 3.28m)

Large double glazed window to front elevation with beautiful waterside views out to the river Tamar. Plain plastered walls and ceiling. Vinyl flooring. Door leading to ensuite.

Ensuite:

Double glazed obscured window to side elevation. Low level WC. wash hand basin with mixer tap over. Vanity unit. Shower cubicle. Extractor fan. Partly tiled. Plain plastered walls and ceiling.

Bedroom Two:

14' 1" Max x 11' 10" Into recess (4.29m Max x 3.61m Into recess)

Large double glazed window to rear elevation. Plain plastered walls and ceiling. Vinyl flooring. Storage heater,

Bedroom Three:

16' 6" x 9' 7" (5.03m x 2.92m)

Large double glazed window to rear elevation. Plain plastered walls and ceiling. Storage heater, Vinyl flooring.

Downstairs Family Bathroom

12' 6" Into recess x 8' 2" Max (3.81m Into recess x 2.49m Max)

Obscured double glazed window to side elevation. Low level WC. Corner bath with mixer taps. Wash hand basin. Built in storage cupboard. Wall mounted

vanity unit. Extractor fan. Partly tiled. Plain plastered walls and ceiling. Storage heater. Vinyl flooring.

Landing From Entrance Hall:

Large double glazed window to rear elevation. Carpeted flooring. Plain plastered walls and ceiling. Doors to lounge, bedroom four and WC.

Open Plan Lounge/diner:

22' 11" Max x 23' 3" Into recess (6.99m Max x 7.09m Into recess)

Double glazed patio doors leading out to Juliet balcony with uninterrupted panoramic views of the river Tamar and south east Cornwall. Double glazed window to front elevation, again with stunning waterside views. Two storage heaters. Electric fireplace with surround. TV point and telephone point. The dining area there is a double glazed window to rear elevation. The area is big enough for a sizeable family dining table and chairs. Plain plastered walls and ceiling. Carpeted flooring. Door leading through to kitchen/breakfast room.

Kitchen/breakfast Room:

14' x 12' 7" (4.27m x 3.84m)

Fitted kitchen with base level units. Large window to front elevation with stunning waterside views and in addition, there is a double glazed door to front elevation leading out to a private balcony, enclosed with stylish glass panelling. This lends itself to be the perfect bistro seating area with a breathtaking view! The kitchen hosts base level units with a stainless steel sink drainer and mixer tap over. Plumbing and space for dishwasher. Cooker point is electric with cooker-hood over. Plain plastered walls and ceiling. Vinyl flooring. There is also ample room for a breakfast table and chair set.

Half Landing Wc:

Obscured double glazed window to rear elevation. WC. Wash hand basin with splashback tiling. Plain plastered walls and ceiling. Partly tiled. Wood effect vinyl flooring.

Bedroom Four:

14' x 9' 11" (4.27m x 3.02m)

Large double glazed window to rear elevation. Plain plastered walls and ceiling. Storage heater. TV point. Telephone point. Vinyl flooring.

Bedroom Five:

23' Max x 18' 6" Max (7.01m Max x 5.64m Max)

Double glazed window to front elevation. Double glazed door to front elevation leading out to private balcony enclosed by stylish glass panels with cylindrical stainless steel posts. Double glazed window and door to rear elevation also. Roll top work-surface with stainless steel sink drainer and mixer tap over. Base level units. Hot water tap. Splash back tiling. Vinyl flooring.

Bedroom Six:

18' 5" Max x 13' 6" Max (5.61m Max x 4.11m Max)

Double glazed window to front elevation. Double glazed door to front elevation leading out to private balcony enclosed by stylish glass panels with cylindrical stainless steel posts. Outdoor lighting. Plain plastered walls and ceiling. Loft access. Vinyl flooring.

Bedroom Seven/study:

9' 8" x 9' 1" (2.95m x 2.77m)

Double glazed window to rear elevation. Plain plastered walls and ceiling. Vinyl flooring.

Top Floor Landing:

Large double glazed window to rear elevation. Plain plastered walls and ceiling. Carpeted flooring.

Top Floor Bathroom:

Obscured double glazed window to rear elevation. WC. Wash hand basin. Bath with mixer taps. Extractor fan. Plain plastered walls and ceiling. Vinyl flooring.

Double Garage:

The garage is extremely sizeable and offers power, plumbing and lighting within. It has been known to fit two vehicles within.

On Street Parking:

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welcome to

Wolseley Road, Saltash Passage Plymouth

- UNINTERRUPTED PANORAMIC RIVER AND COUNTRYSIDE VIEWS
- DOUBLE GARAGE WITH POWER AND LIGHTING
- EXCEEDINGLY SPACIOUS DETACHED PROPERTY
- THREE PRIVATE BALCONIES
- POTENTIAL FOR SELF CONTAINED LIVING

Tenure: Freehold EPC Rating: E

offers in the region of

£595,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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