



Caradon Terrace
Saltash | Cornwall



Town • Country • Coast



A spacious and refurbished 4 bedroom period property featuring 2 reception rooms and an impressive second floor master bedroom with fitted wardrobes, stylish en-suite and panoramic views of the Tamar.

The property can be found in a convenient location on the edge of the town and offers off-road parking at both the front and rear with an enclosed patio garden at the rear. The accommodation includes an entrance porch, ideal for coats and shoes and a walkway into the living room with wooden flooring, box bay window and feature fireplace. There is a separate dining room where are the stairs to the first floor, wooden flooring and a feature fireplace. Shallow steps lead down to a cloakroom with a WC and a door into a stylish newly fitted kitchen with a rear facing window and a side door to the outside.

The stairs lead up to the half landing where there is the first of the bedrooms which features a high ceiling and a rear facing window. Shallow steps lead up to the first floor where there are 2 further spacious double bedrooms and a newly fitted family bathroom. On the second floor is the impressive dual aspect master bedroom with fitted wardrobes and en-suite shower room with a fantastic panoramic view across to the tidal Tamar estuary.

The property is offered for sale with no onward chain and has been recently renovated and modernised and ready to go for any keen potential purchasers!



Situation

Saltash is a popular Town in East Cornish located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The Town Centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

Directions

The postal code for the property is PL12 6HR. What Three Word 'pages.meatball.icon' will take you directly to the property. The property can be found on the left hand side along the terrace, just off Adit Lane.

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Porch
6'5" x 3'2" (1.96m x 0.99m)

Living Room
15'5" x 11'10" plus bay. (4.70m x 3.63m plus bay.)

Kitchen
12'3" x 7'9" (3.75m x 2.38m)

Dining Room
11'5" x 10'11" (3.50m x 3.34m)

WC
5'2" x 2'7" (1.58m x 0.80m)

First Floor

Bedroom 1
12'4" x 8'0" (3.77m x 2.44m)

Bedroom 2
11'6" x 9'6" max (3.52m x 2.90m max)

Bedroom 3
9'6" max x 12'7" (2.91m max x 3.84m)

Second Floor

Master Bedroom
17'1" x 10'0" (5.21m x 3.06m)

En-Suite
7'3" x 4'7" (2.23m x 1.41m)

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band B

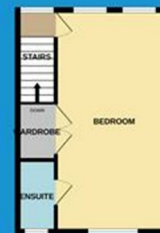
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	55	
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.