

Contact us

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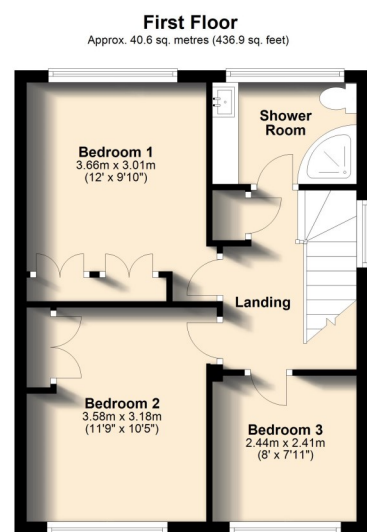
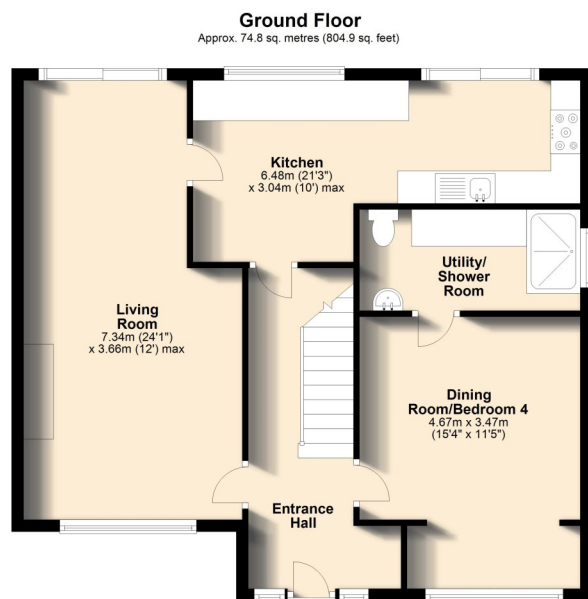
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Website
www.plymouthhomes.co.uk

Opening Hours
Monday - Friday
 9.15am—5.30pm
Saturday
 9.00am—4.00pm
 (Central Plymouth Office Only)

Our Property Reference:
 17/A/24 5369



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES ESTATE AGENTS



**12a Drakefield Drive, Saltash
 Cornwall, PL12 6BU**

- PANORAMIC VIEWS**
- BEAUTIFULLY PRESENTED**
- THREE/FOUR BEDROOMS**
- TWO RECEPTIONS**
- LARGE KITCHEN**
- DRIVEWAY PARKING**

We feel you may buy this property because...
 'Of the beautiful views and the spacious, well-presented accommodation on offer.'

Guide Price
£300,000 - £325,000

Number of Bedrooms
Three/Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway

Outside Space
Rear Garden

Council Tax Band
C

Council Tax Cost 2023/2024
Full Cost: £2,045.79
Single Person: TBC

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £3,750
Second Home or Investment
Property: £13,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location
///mailbox.thrashing.assume

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Low Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 100Mbps

Introducing...

This beautifully presented home enjoys panoramic views of the River Tamar and is also within close proximity of the waterfront. The versatile and spacious accommodation boasts a large lounge, separate dining room which could make a ground floor bedroom, a large kitchen, utility/shower room, three good sized bedrooms and a first-floor shower room. Further benefits include double glazing, central heating and externally there is driveway parking and an enclosed garden with partial views of the river. Plymouth Homes advise an early viewing to fully appreciate the surrounding and space on offer within this lovely property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With two obscure double-glazed windows to the front, radiator, wood effect flooring, wall lights, coving to ceiling and stairs rising to the first-floor landing with an under-stairs storage cupboard.

LIVING ROOM

7.34m (24'1") x 3.66m (12') max

A lovely sized reception space that would also comfortably make a lounge/dining room. There is a double-glazed picture window to the front, feature wood burner within the chimney breast, two radiators, wood effect flooring, coving to ceiling, double glazed patio door opening to the rear garden, door into the kitchen.

KITCHEN

6.48m (21'3") x 3.04m (10') max

A good sized kitchen, fitted with a matching range of base and eye level units with worktop space above, stainless steel unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, integrated dishwasher, space for range cooker with wall mounted cooker hood above, double glazed window to rear with partial views towards the river Tamar, radiator, tile effect flooring, coving to ceiling, double glazed patio door opening to the garden, door to the entrance hall.

DINING ROOM/BEDROOM 4

4.67m (15'4") x 3.47m (11'5")

A versatile, spacious room which could be used as a separate dining room or a ground floor double bedroom with access to the downstairs shower room as an en-suite. With radiator, wood effect flooring, access to the roof space, double glazed window to the front and door to the utility/shower room.



UTILITY/SHOWER ROOM

3.69m (12'1") x 1.69m (5'7")

Fitted with a matching base and eye level storage units with worktop space above, fitted with a three-piece suite comprising pedestal wash hand basin, double shower enclosure with fitted electric shower above, low-level WC, extractor fan, wall mounted concealed boiler serving the heating system and domestic hot water, concealed space for washing machine and tumble dryer, obscure double-glazed window to the side, radiator, wood effect laminate flooring.

FIRST FLOOR

LANDING

With double glazed window to the side, coving to ceiling, access to the loft space, built in storage cupboard.

BEDROOM 1

3.66m (12') x 3.01m (9'10")

A double bedroom with double glazed window to the rear enjoying panoramic views of the River Tamar, built in wardrobes, radiator, wooden floorboards, coving to ceiling.

BEDROOM 2

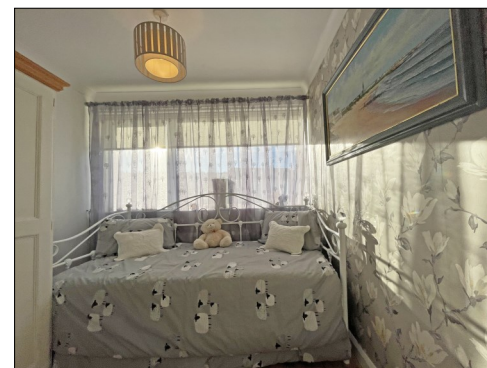
3.58m (11'9") x 3.18m (10'5")

A second double bedroom with double glazed window to the front, built in wardrobe, wooden floorboards, radiator, coving to ceiling.

BEDROOM 3

2.44m (8') x 2.41m (7'11")

A good sized third bedroom with double glazed window to the front, radiator, wooden floorboards, coving to ceiling.



SHOWER ROOM

2.41m (7'11") x 1.70m (5'7")

Fitted with a three-piece suite comprising shower cubicle with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, low-level WC, chrome radiator/towel rail, extractor fan, uPVC double glazed window to the rear enjoying the panoramic views, tiled flooring.

OUTSIDE:

FRONT

The front of the property is approached via a private driveway leading to the main entrance and a garden area with a selection of trees shrubs. To the right side of the house a gate and pathway leads onto the rear.

REAR

The rear of the property opens to a garden measuring **4.35m (14'3") in length x 11.70m (38'4") in width**. There is a courtyard area with gate opening to a decked seating area with flower borders, space for a garden shed, all enclosed by wall and fencing and enjoying partial views towards the River Tamar.

AGENT'S NOTE

The vendors inform us the property has had spray foam insulation added within the loft. This can have an impact on obtaining a mortgage, we therefore advise potential buyers to check with their mortgage advisor before proceeding with a purchase.

The vendors have also removed a wall within the kitchen, but do not have building regulation approval. We also recommend that potential purchasers inform their mortgage company and legal advisor of this information.