



## 2 Riverbank Cottages, Old Ferry Road

Saltash, PL12 6BJ

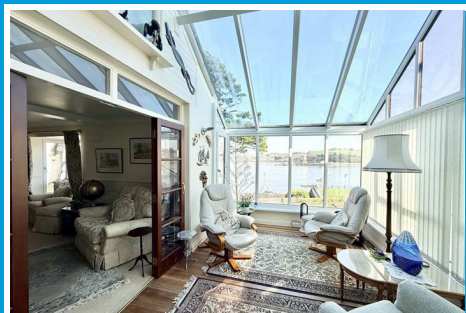
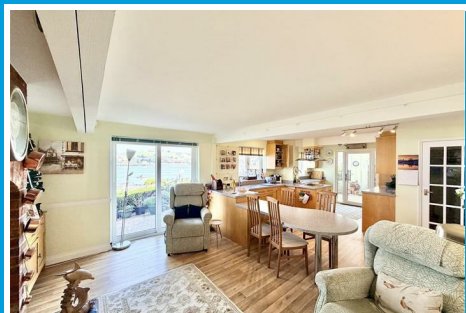
£700,000



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## RIVERBANK COTTAGES, OLD FERRY ROAD, SALTASH, PL12

### ACCOMMODATION

Entrance via a uPVC obscured double-glazed door with double-glazed panels on either side opens into the porch.

### PORCH

7'1" x 3'11" (2.18m x 1.2m)

Obscured uPVC double-glazed door opens into the entrance hall. A further uPVC double-glazed door opens to the front/side conservatory.

### CONSERVATORY

16'0" narrowing to 6'7" x 11'2" narrowing to 5'5" (4.9m narrowing to 2.02m x 3.41m narrowing to 1.67m)

L-shaped design with uPVC double-glazed windows to the front, side & rear. The rear having views over the River Tamar. A uPVC double-glazed door opens out to steps leading down to the garden. Tiled effect vinyl flooring. Double-glazed roof with tinted glass.

### ENTRANCE HALL

20'9" x 9'5" (6.34m x 2.88m)

Light & airy hallway with wooden floor boards leading to a staircase rising to the lower ground floor & first floor landing. Doors leading through to the cloakroom, study/bedroom 5, integral garage & sitting room. Twin wooden doors with glazed panels open into the conservatory.

### WC/SHOWER ROOM

5'6" x 5'2" (1.69m x 1.58m)

Matching suite of close coupled wc, pedestal wash hand basin & partly fitted shower cubicle. Part-tiled walls. Obscured uPVC double-glazed window to the side.

### STUDY/BEDROOM FIVE

12'3" x 8'9" (3.74m x 2.69m)

Dual aspect room with uPVC double-glazed window to the rear with views over the River Tamar. A uPVC double-glazed window to the side. Fitted with an array of office furniture both desk, cabinets, printer areas & shelving.

### SITTING ROOM

19'0" x 14'3" (5.81m x 4.36m)

Feature fireplace with wood mantle & surround with a tiled hearth, inset (living flame/gas) fire. uPVC double-glazed box bay window to one side providing panoramic views over the River Tamar towards Calstock & over to the bridge. A further uPVC double-glazed window to the side with further views over the River Tamar towards Dartmoor. Dado rail. Twin wooden doors with glazed panels on either side opens to the conservatory.

### CONSERVATORY

13'9" x 10'4" (4.21m x 3.15m)

Double-glazed windows to two sides with a fitted double-glazed window pitched to the roof. Wooden flooring. Superb panoramic views over the River Tamar.

## LOWER GROUND FLOOR

6'5" x 4'8" (1.98m x 1.43m)

Karndean wood effect flooring. Wooden door with glazed panels opens into the understairs room. Further wooden door with glazed panels opens into the open-plan lounge/kitchen/diner.

## UNDERSTAIRS ROOM

9'4" x 7'2" (2.87m x 2.19m)

Slightly restricted head height.

## OPEN-PLAN LOUNGE/KITCHEN/DINER

26'9" narrowing to 19'0" x 14'2" narrowing to 10'3" (8.16m narrowing to 5.8m x 4.33m narrowing to 3.14m)

Large open-plan style room which consists of kitchen area, dining area & family area. Attractive feature fireplace with a gas fire. Matching base & wall mounted units to include a 4 ring induction Neff hob, twin Smeg oven & integrated dishwasher. Corian worktops have inset twin sinks, 1.5 bowl sink unit & further sink unit which has a quooker hot water tap. Inset drain lines into one of the sinks. Two uPVC double-glazed windows to the rear with panoramic views over the River Tamar. Further sliding uPVC double-glazed door which opens out to the rear garden with views. uPVC double-glazed window to the side with further views. uPVC double-glazed door with glazed windows on either side opening to the right hand side of the garden. Breakfast bar area incorporated into the worktops.

## UTILITY

15'7" x 5'1" (4.75m x 1.56m)

Matching base units with space for a washing machine. Roll edge laminate work surface over with inset sink unit & single drainer mixer tap. Tiled effect vinyl flooring. Space for an American fridge/freezer which is plumbed in, with wine storage to one side & cupboards to the other. Stable style doors leading through to twin doors to a pantry, one door to the cloakroom & another to a cupboard, which houses the tumble-dryer & Worcester boiler.

## CLOAKROOM

5'9" x 2'10" (1.77m x 0.88m)

Close coupled wc & pedestal wash hand basin. Tiled effect vinyl flooring. Extractor fan.

## FIRST FLOOR LANDING

Doors lead to the bedrooms & family bathroom. Dado rail. Access hatch to roof void. Single-glazed window to the rear with top section bi-folds which looks out over the conservatory & distant views of the River Tamar.

## BEDROOM ONE

15'7" x 15'7" maximum (4.76m x 4.77m maximum)

Fitted wardrobes running along one wall. Matching bedside cabinets & chest of drawers. Two storage cupboards open into the eaves. uPVC double-glazed window providing panoramic views over the River Tamar. Single-glazed window with fitted blinds looking into the conservatory. uPVC double-glazed window to the side. Door opens into the en-suite.

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### EN-SUITE

10'9" x 4'11" (3.3m x 1.52m)

Matching suite of twin shower cubicle with dual fitted shower heads both rainfall & handheld, close coupled wc with hidden cistern & wash hand basin inset into vanity storage cupboards below with roll edge work surface around. Fitted storage cupboards above & to one side. Chrome heated towel rail.

### BEDROOM TWO

11'1" x 10'2" (3.39m x 3.12m)

Fitted bedroom furniture with wardrobes running along one section of one wall. uPVC double-glazed window to the front.

### BEDROOM THREE

8'8" x 8'8" (2.65m x 2.66m)

Dual aspect room with uPVC double-glazed window to the rear with views over the River Tamar towards the bridge. uPVC double-glazed window to the side. Fitted wardrobes.

### BEDROOM FOUR

8'9" x 8'6" (2.67m x 2.61m)

Two fitted wardrobes. uPVC double-glazed window to the front & one to the side with views over the Tamar Bridge.

### BATHROOM

7'10" x 6'4" (2.4m x 1.94m)

Matching suite of kidney shaped jacuzzi style bath with electric Mira shower over, close coupled wc & circular sink unit inset into a vanity storage cupboard below. Tiled walls. Tiled effect flooring. Chrome heated towel rail. Obscured uPVC double-glazed window to the front. Extractor fan. Ceiling spotlights.

### OUTSIDE

The property is approached via a brick-paved driveway allowing off-road parking for up to 4 vehicles. There is a stone chipped section to one side. Wooden picket style gate opens to a path leading down one side of the

property. A further picket gate opening to the rear garden. Privately owned solar panels on the roof.

### GARDEN

To the rear an enclosed garden with a brick-paved seating area. Door into the shed. The garden then opens to an artificial lawned seating area providing wonderful panoramic views over the River Tamar. A paved path runs alongside the rear of the property with stone chipped sections to the fore, with paved paths leading down to the lower terraces. The garden on one section is laid on a rockery with inset shrubs & plants.

### SHED

11'10" x 8'2" (3.62m x 2.5m)

Underneath the house & having shelving with storage area running along one wall. Light & power available.

### DOUBLE GARAGE

16'3" x 15'8" (4.96m x 4.8m )

Light & power available. Electric up & over door. Integral door into the house. EV charging point. Houses the controls & storage battery for the solar panels.

### COUNCIL TAX

Cornwall

Council Tax Band: G

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



## Road Map



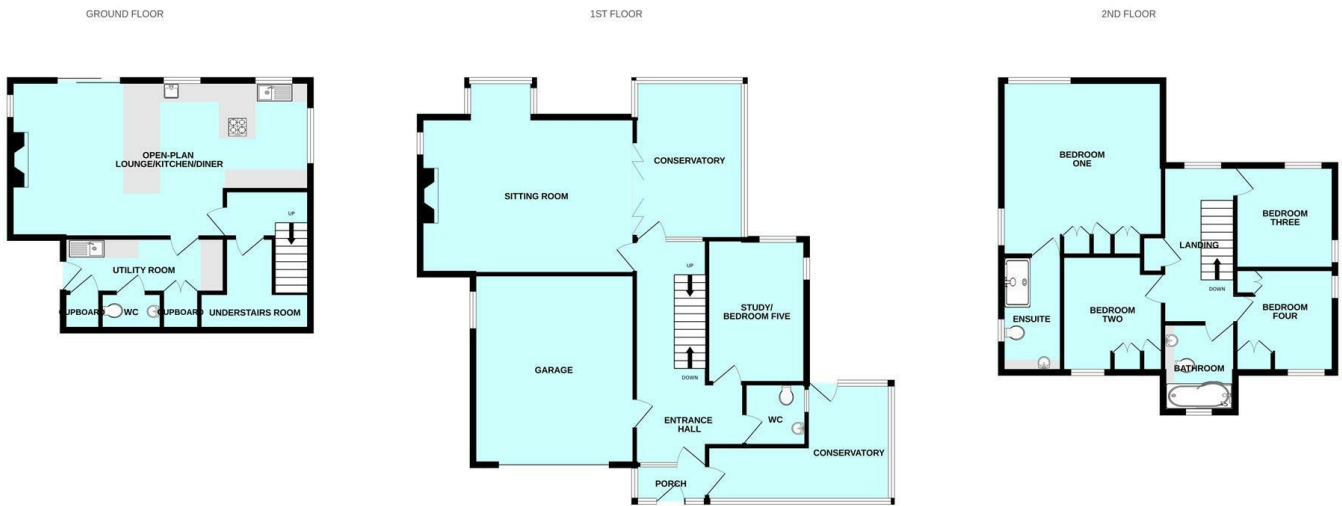
## Hybrid Map



## Terrain Map



## Floor Plan

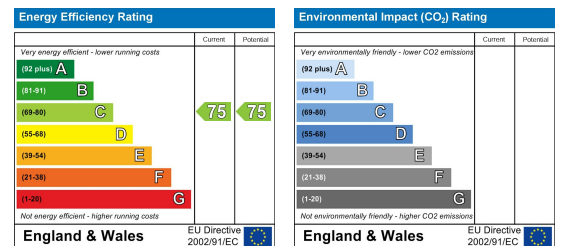


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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