



9 Westbourne Terrace



STAGS

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, Saltash, PL12 6BX

Plymouth City Centre 5 miles. Exeter Airport approx. 47 miles.

A delightful terraced period property offering spacious and versatile accommodation situated within strolling distance of the waterside and local amenities.

- Spacious & Versatile Accommodation Throughout
- Two Reception Rooms
- Family Bathroom & Shower Room
- Cornwall County Council Band D
- Kitchen/Breakfast Room
- Four/Five Bedrooms
- Peaceful Location
- Freehold

Offers In Excess Of £350,000

Situated within a sought after and quiet residential Cornish Town, this charming family home is just a short stroll away from the high street and local amenities of Saltash. The railway station is also within walking distance and provides great access to Plymouth City Centre and further afield, including London Paddington. There are fabulous sailing facilities locally at Saltash Sailing Club with boat launch slipways and other marinas at Mayflower, Sutton Harbour and Queen Anne's Battery, also home to the Royal Western Yacht Club. Good cultural facilities can be found 20 minutes away in Plymouth, including the Theatre Royal, Barbican and National Marine Aquarium, as well as some excellent shopping and educational facilities. This fantastic property offers light, spacious and versatile accommodation set over three floors, making this a fabulous family home suitable for multigenerational living. The ground floor accommodation comprises kitchen/breakfast room, two generous reception rooms and a downstairs cloak room. Stairs rise to the first floor leading to the family bathroom, shower room and four bedrooms, one of which is equipped with a fitted kitchenette. The second floor gives access to the master bedroom with dressing area and En-suite bathroom. External benefits include an enclosed, rear low maintenance courtyard style garden. There is off road parking available on a first come first served basis.

Mains electric and gas.

Mains water and drainage.

Based on the latest data available to Ofcom Superfast broadband and mobile coverage from O2 are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

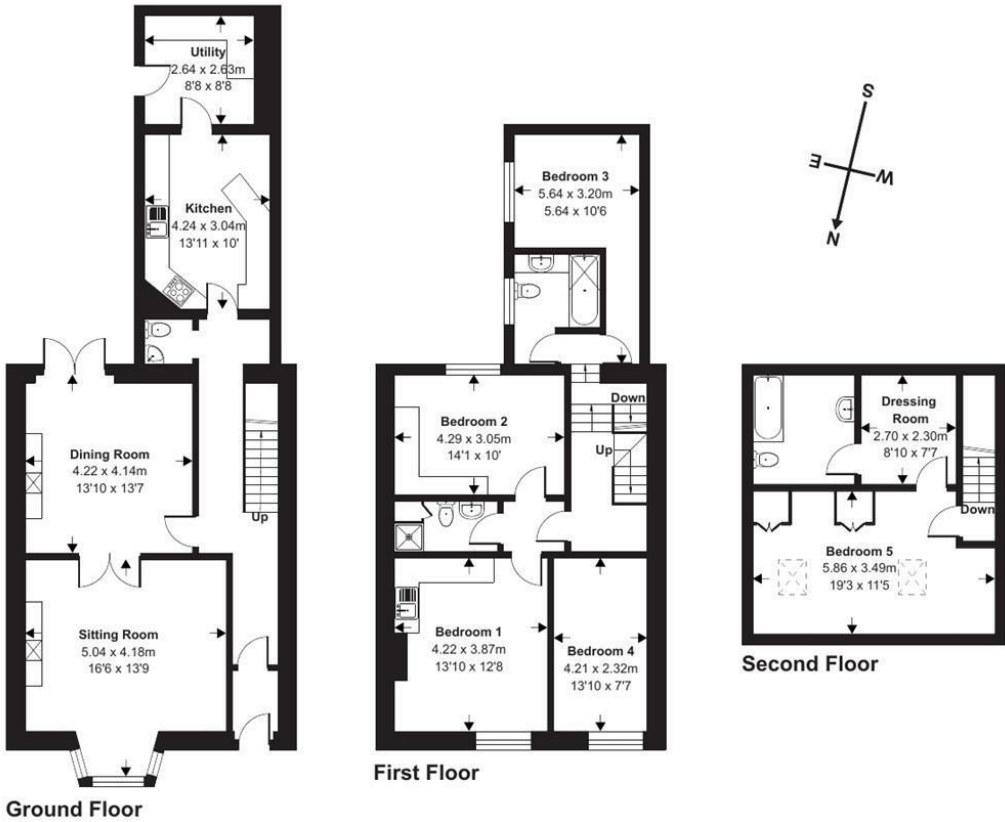


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 2023 sq ft / 187.9 sq m
For identification only - Not to scale



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