



27, Langerwell Close, Saltash
PL12 4RF



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ESTATE AGENTS

Guide Price £225,000

The property is ideally placed for easy reach of local amenities which include, Primary School, Shop, Church and Public House/ Restaurant together with the main routes for commuters. For further amenities Saltash offers a range of shopping, post office, bus & train services and leisure facilities.

- Modern Terraced house in popular area
- Lounge/Dining room with feature fire
- 3 Bedrooms
- Easy to manage Gardens and Garage
- Gas central heating and Upvc double glazing
- NO CHAIN



A modern terraced house situated within a cul de sac location close to amenities and main routes. A uPVC Front door gives access through to the Entrance vestibule, with a cupboard housing the hot water and central heating boiler and shelving, radiator. Internal door leads through to the light and airy Lounge/ Dining Room with stairs rising to the first floor and there is a useful under stairs storage cupboard. The main feature of the room is the fireplace with an inset Living Flame coal effect electric fire. uPVC double glazed window to the front elevation, radiators and ample room for reception and dining furniture. uPVC double glazed French doors give access to the rear garden. An internal door leads into the Kitchen which is fitted with with a range of wall and base units, roll top work surfaces and free standing cooker with extractor hood over. Under unit space and plumbing for washing machine and space for fridge freezer. Shelving, part tiling to the walls, stainless steel sink unit with 1.5 bowl and tap over and uPVC double glazed window to the rear overlooking the garden.

From the ground floor a staircase leads up to the first floor and Landing with loft access, storage cupboard and access through to the bedrooms and bathroom. Bedroom 1 is a double bedroom room facing to the front and has a radiator. Bedroom 2 is a double bedroom room facing to the rear which overlooks the garden and has a radiator. Bedroom 3 is a single bedroom and has a uPVC double glazed window facing to the front, radiator and storage cupboard with hanging rail and shelving. The modern family bathroom comprises of low level WC, vanity unit incorporating shaped wash hand basin, bath with bar shower over, Aqua waterproof wall covering and a uPVC double glazed frosted window to the rear.

The property is being sold with the advantage of NO ONWARD CHAIN and would make a great home for a variety of buyers.



OUTSIDE

The property is approached via a pathway and the garden is low maintenance being laid to pebble. Steps then lead up to the front entrance.

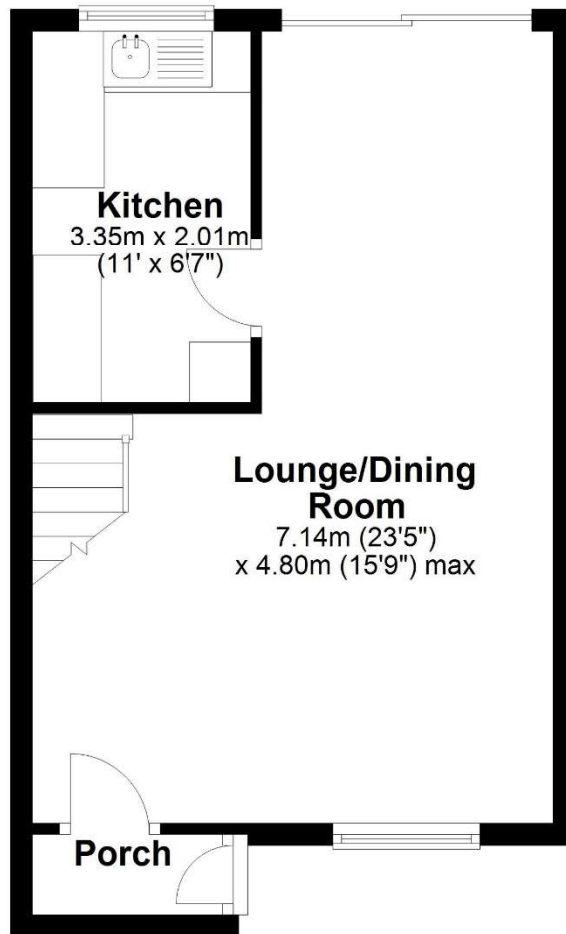
To the rear there is a decked terrace ideal for outside dining, outside tap, area laid to lawn, pathway and a pebble finished area. There is also a rear access gateway with pathway leading to the Garage with a metal up and over door.

Services:- Mains Electric, Gas, Water, drainage and sewerage.

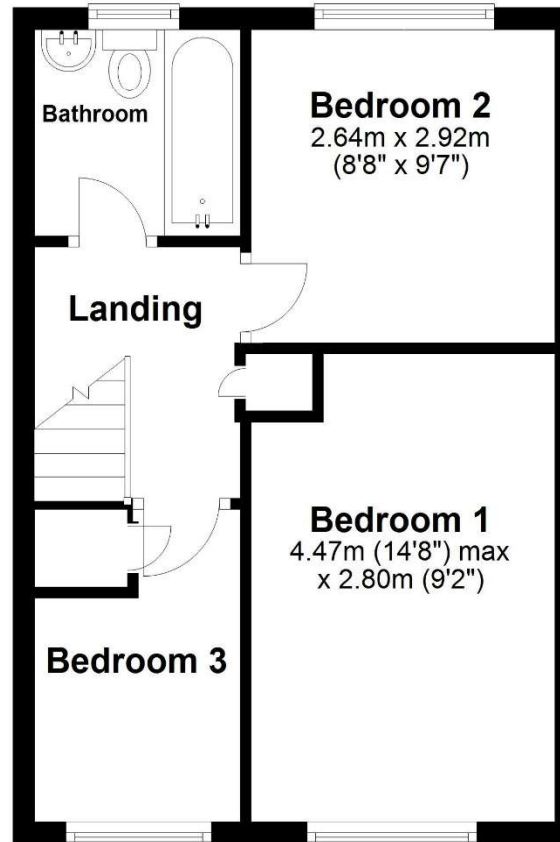
Council Tax:- According to Cornwall Council is Band C




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (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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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

