



Treledan Way, Treledan, Saltash, PL12 6GA

Saltash

Guide Price
£270,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

GUIDE PRICE £270,000 to £275,000. A beautifully presented three-bedroom semi-detached home located in the thriving development of Treledan, boasting a large garage set in a coach house directly at the rear of the property plus additional parking. With a large lounge, kitchen-diner which opens directly to the south facing garden and an en-suite to the principal bedroom, this home is offered with no onward chain, ready for its next owner. Quote MK1523490 to view this property.

Upon entering the inviting entrance hall leads to the separate lounge and stair rise to the first floor accommodation. The lounge has a large window to the front and provides plenty of room for your soft furnishings. LVT flooring has been installed within the hallway and lounge, which extends across the remaining ground floor accommodation, perfect for pets and family. A doorway leads into an inner hallway and further into the downstairs WC, and links to the generously sized kitchen-diner. This room really is the heart of the home, having a generous offering of fitted cabinets with integrated appliances, space for your dining suite and large understairs storage cupboard, French doors opens directly to the rear south facing garden.

The first floor hosts three well-proportioned bedrooms with Bedroom 1 benefiting from a private en-suite shower room and a large built in wardrobe with sliding doors. There is well-appointed family bathroom leading off the landing.

Externally, the property features a delightful south-facing garden providing an ideal outdoor space for enjoyment perfect, enclosed by fencing and has a patio area, lawn and established flower borders. A gateway at the rear leads directly to the coach house, where you will find a large single garage with parking directly in front belonging to the house.

Fitted with gas central heating and double glazing the property holds an 10 year NHBC warranty which began in 2022 when the property was new. It holds an EPC rating of 84B and is registered in Council Tax Band C. The property is being sold Freehold, and has an annual Estate Charge due to be approx. £260 per annum. The Garage is held on a long lease, of which a proportion of the building insurance cost are paid by the owner. Due to the age of the property, some of these charges are yet to be established. Quote MK1523490 to view this property.

- **Entrance Hall**
- **Lounge** - 3.92m x 3.58m (12'10" x 11'8")
- **Kitchen/Diner** - 4.58m x 3.04m (15'0" x 9'11")
- **Downstairs WC**
- **First Floor Landing**
- **Bedroom 1** - 2.89m x 2.56m (9'5" x 8'4") Plus Wardrobe Recess
- **Ensuite Shower Room**
- **Bedroom 2** - 3.24m x 2.36m (10'7" x 7'8") Max
- **Bedroom 3** - 2.92m x 2.12m (9'6" x 6'11")
- **Family Bathroom**
- **Outside - Garage In Coach House** - 5.41m x 3.43m (17'8" x 11'3")







 **MARK KEANE**
THE ESTATE AGENTS

Homes By - Mark Keane
4th Floor Salt Quay House Sutton Harbour Plymouth PL4 0HP

07495 966352

mark@homesby.co.uk

<https://homesby.co.uk/>