

SCOTT
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8 BISCOMBE GARDENS, SALTASH, PL12 6EG

PRICE GUIDE £230,000





An end of terrace house with views of the River Tamar conveniently located in a tucked away traffic free location only a short walk from the town centre amenities and the beautiful waterfront areas. About 774 sq ft, Sitting/Dining Room, Kitchen, Conservatory, Cloaks/WC, 3 Bedrooms, Bathroom, Driveway Parking, Garage, Enclosed Rear Garden with Shed.

TOWN CENTRE 200 YARDS, SALTASH WATERFRONT 200 YARDS, PLYMOUTH CITY CENTRE 5 MILES, WHITSAND BAY 12 MILES

LOCATION

Saltash has a wide range of shops, schools, a main line railway station and various other facilities including a sports and leisure centre and fascinating long water frontage to the River Tamar with a popular sailing club, gig rowing club, deep water moorings and excellent boat launching facilities including a public slipway.

St Mellion International Golf Resort is within easy driving distance and The fabulous China Fleet Country Club with its 18 hole parkland like golf course, health and beauty spa and many other facilities lies only 1 mile from the property. In addition to the extensive amenities in the town of Saltash itself, a Waitrose store lies on its northern outskirts and Plymouth is readily accessible via the A38 again providing wide ranging facilities including a ferryport with regular services to France and Northern Spain and main line railway station (Plymouth to London Paddington 3 hours).



In 2006 the Tamar Valley was given World Heritage Status, an extensive array of wildlife habitats can be found in the steep gorges, meandering rivers, ancient woodlands and wetlands and the area is home to a number of rare plants, animals and birds. The scenic and beautiful rolling countryside of this area and its mild climate are favoured by horticulturists.

DESCRIPTION

8 Biscoombe Gardens comprises an end of terrace house in an established residential setting within walking distance of the town centre and tidal waterfront areas. The property is in need of some improvement and benefits from mains gas central heating and full double glazing. From the rear there are views towards the River Tamar.

The accommodation extends to about 774 sq ft and briefly comprises - GROUND FLOOR - Reception Lobby with Cloakroom/WC off, 20' Sitting/Dining Room with staircase off and French doors to - 9' Conservatory with French doors to the decked Sun Terrace - 12' Kitchen/Breakfast Room - FIRST FLOOR - 3 Bedrooms - Shower Room/WC.

OUTSIDE

Driveway parking for one car leading to the garage with storage courtyard adjacent.

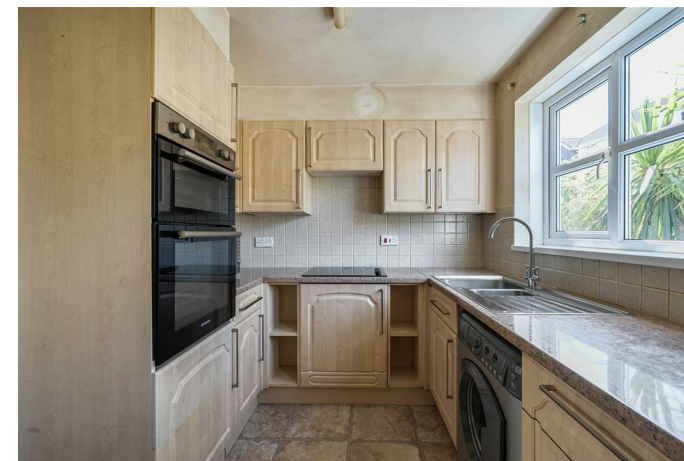
Enclosed rear garden with decked sun terrace enjoying views and lawn beyond. Garden Shed.

EPC RATING - C, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS

Using Sat Nav - Postcode - PL12 6EG







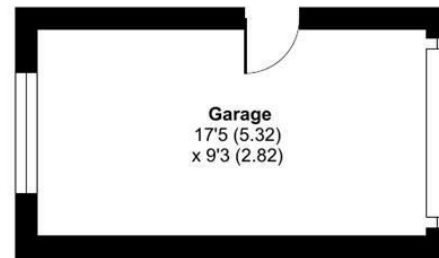
Biscombe Gardens, Saltash, PL12

Approximate Area = 774 sq ft / 71.9 sq m

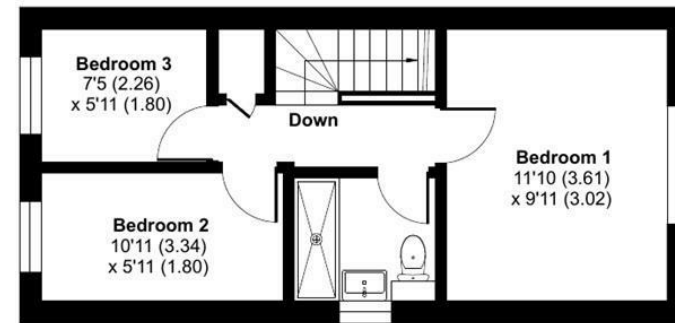
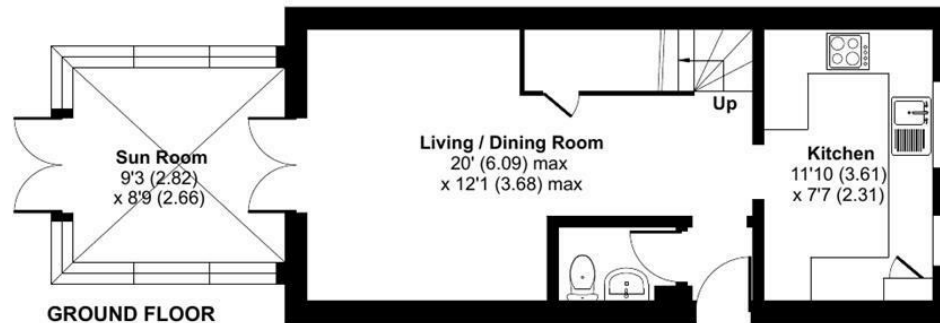
Garage = 161 sq ft / 14.9 sq m

Total = 935 sq ft / 86.8 sq m

For identification only - Not to scale



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1498261

These particulars should not be relied upon.