



**£355,000 FREEHOLD**

**A picture perfect, 4 bedroom, semi-detached, family home. Offering a stunning location and boasting fantastic views, garage and driveway parking!**

**LITTLE ASH ROAD, SALTASH PASSAGE, PLYMOUTH**

**EPC= C**

## PROPERTY DETAILS

**A PICTURE PERFECT, 4 bedroom, family home BOASTING fantastic VIEWS across the River Tamar, Saltash and Cornwall! Large enclosed gardens, GARAGE and off-road parking for up to 4 cars, enjoying a cul-de-sac location, this property would no doubt appeal to those seeking GOOD SIZED family accommodation. Having gone under considerable updating and modernisation by the present OWNER, this is truly a MUST SEE property offering a stunning location, easy access to A38, local amenities and transport links.**

**COUNCIL TAX BAND = C**

UPVC double glazed door to;

### **ENTRANCE PORCH**

With UPVC double glazed windows to side and front elevation enjoying a River glimpse of the Tamar. Archway to;

### **ENTRANCE VESTIBULE**

With strip wood, leaded light, glazed, panelled door to;

### **ENTRANCE HALL**

Staircase to first floor with wrought iron balustrading, wood laminate flooring, panelled radiator, dado rail, large recess area under stairs, further doors providing access to;

### **CLOAKROOM**

Modern white suite comprising low level WC, wash hand basin, opaque UPVC double glazed window to side elevation.

### **LOUNGE**

**15'5 into bay x 12'2 (4.70m x 3.71m)**

Marble effect fireplace with wooden surround and mantle over, coving to ceiling, wood laminate flooring, panelled radiator, UPVC double glazed bay window to front elevation, archway to;

### **DINING ROOM**

**13'5 x 10'10 (4.11m x 3.31m)**

Multi fuel burner flanked by two glazed display cabinets and built in storage cupboards under, panelled radiator, wood laminate flooring, UPVC double glazed French doors to rear elevation enjoying magnificent views across the River Tamar to Cornwall. Archway to;

### **KITCHEN/BREAKFAST ROOM**

**18'1 x 11'3 max (5.53m x 3.45m)**

Well fitted with a range of grey shaker style base and eye level storage cupboards with solid wood work surfaces, inset Belfast sink with mixer tap, adjacent recess with plumbing for slimline dishwasher, integrated double oven, wood laminate flooring, UPVC double glazed window to side elevation, breakfast bar peninsula unit with inset 4 burner gas hob divides the kitchen from the breakfast area. The breakfast area comprises matching wood laminate flooring, panelled radiator, space for American style fridge/freezer, large UPVC double glazed picture window to rear elevation, enjoying superb river views across the Tamar and to the Bridge with Saltash and Cornwall beyond, UPVC double glazed window to side elevation with matching door providing access to the rear patio which in turn provides access to the garden.

### **FIRST FLOOR**

## **LANDING**

UPVC double glazed window to side elevation, strip wood doors provide access to all first floor rooms, staircase to upper floor.

## **BATHROOM**

**8'5 x 6'9 (2.58m x 2.07m)**

Well fitted, modern white suite comprising double ended bath with central mixer tap, pedestal basin with central mixer tap, low level WC, corner glazed shower cubicle with mixer shower, heated towel rail, fully tiled walls and flooring, opaque UPVC double glazed window to rear elevation, ceiling downlighters.

## **BEDROOM ONE**

**13'6 x 11' (4.13m x 3.35m)**

Panelled radiator, coving to ceiling, UPVC double glazed window to rear elevation enjoying similar fine water and countryside views.

## **BEDROOM TWO**

**13'6 x 11' (4.12m x 3.36m)**

Panelled radiator, UPVC double glazed window to front elevation.

## **BEDROOM THREE**

**7' x 6'9 (2.13m x 2.06m)**

Panelled radiator, UPVC double glazed window to front elevation.

## **UPPER FLOOR**

With half landing, UPVC double glazed window to side elevation enjoying further extensive views of the River Tamar and Cornwall beyond.

## **MASTER BEDROOM (APPROACHED VIA STAIRCASE FROM LANDING)**

**17'1 x 10'3 (5.21m x 3.14m widening to 12'6 (3.82m)**

Eaves storage, panelled radiator, UPVC double glazed velux windows to front elevation, UPVC double glazed sliding patio doors to balcony with glass screening and chrome handrail, enjoying stunning views across the River Tamar, Tamar Bridge, Saltash and Cornwall beyond. Door to;

## **SHOWER ROOM EN-SUITE**

Newly fitted modern suite comprising glazed corner shower cubicle with rainwater and mixer shower, low level WC, vanity wash hand basin, heated towel rail, tiled flooring, opaque UPVC double glazed window to rear elevation, extractor fan and ceiling downlighters.

## **OUTSIDE**

To the front of the property is a good sized garden, with a long driveway providing parking for up to 4 large family cars servicing the garage. Immediately to the rear of the property (approached via the French doors from the dining room and the UPVC door in the kitchen) is an attractive, raised, slate patio with steps to a lower gravelled area opening up on to the lawn and garden beyond. The property enjoys a stunning outlook with virtual 180 degree views, across the River Tamar, Saltash and Cornwall beyond. At the base of the steps, is a further door, providing access to a further useful garden store room or implement store.

## **GARAGE**

Single with an up and over door. Power and light connected. A pathway runs along the side of the garden leading to the front door and continues around the property giving access to;

## **CELLAR/STORAGE ROOM**

Housing wall mounted gas boiler providing hot water and central heating. Plumbing for a washing machine, space for a tumble dryer, power and light connected. A pathway continues to run along the side of the property, giving access to the rear garden.

## SERVICES

All main services are connected to the property.

## VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate. All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82   B    |
| 69-80 | C             | 71   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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