

Barn Park

Saltash, Cornwall, PL12 6HG

Guide Price £415,000

Bradleys ESTATE AGENTS

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Description

What a lovely family home! This detached house has a 13'10 lounge, 19'10 modern fitted kitchen/diner, 9'1 four piece bathroom, four double bedrooms with 19'8 master bedroom with a stunning view of the river Tamar. Modern shower room. Upvc double glazing. Gas central heating with a condensing boiler. Lovely landscaped garden. Block paved driveway for three cars.

There are several beautiful beaches in the surrounding area. The Moors are also within easy reach and a number of lovely woodland walks for walking enthusiasts. Plymouth which lies approximately six miles away offers a full range of other amenities including restaurants, bars, shopping facilities at Drakes Circus indoor centre, numerous gyms and the Life Centre at Central Park. There are train links to London Paddington and the rest of the UK and there is also a cross channel ferry service.

Location

Saltash is a thriving town with a wide range of shops, doctors, dentists, cafés, primary and secondary schooling, business and leisure facilities including sailing on the river Tamar. There are excellent facilities at the China Fleet Club including Yoga & fitness classes, spa, golf & a gym. Saltash is known as the gateway to Cornwall and lies on the edge of the river Tamar. There is a regular and frequent bus route in and around the town, further west into Cornwall and East over the Tamar Bridge into Plymouth City Centre. Saltash also has a mainline railway station.





Directions

What3words: ///lightens.trend.reveal

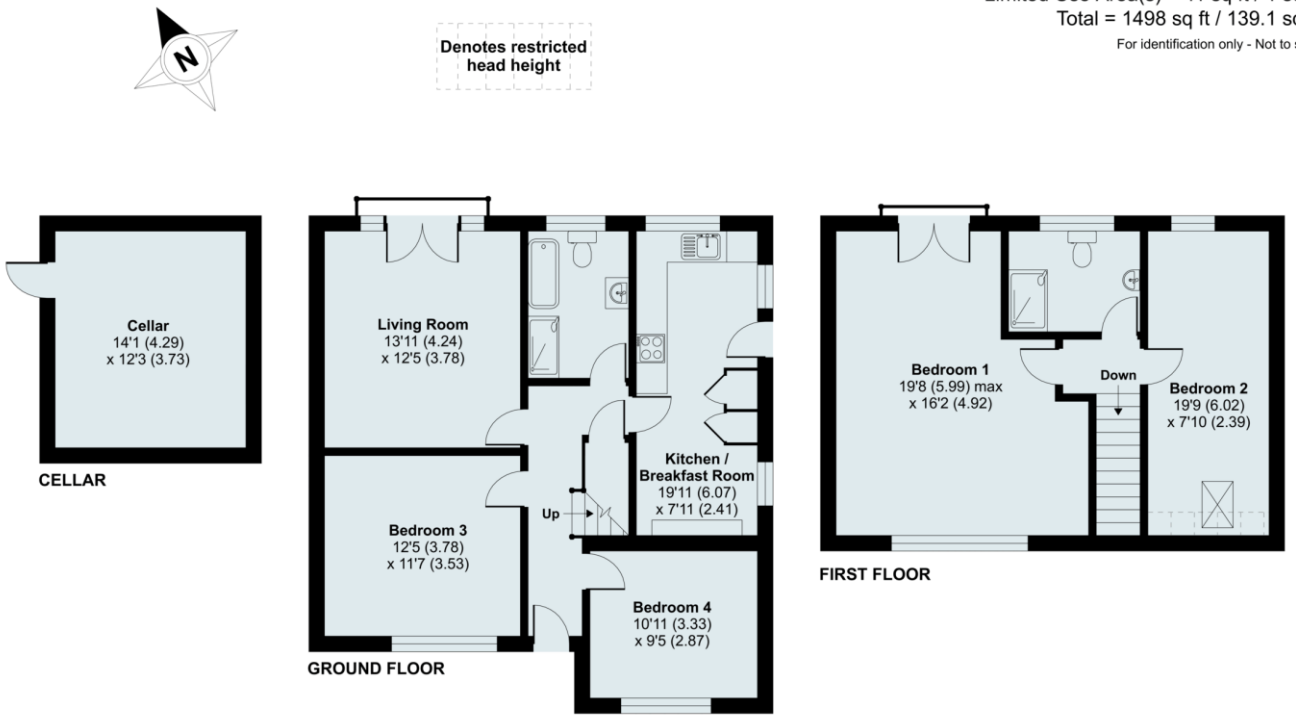


Material Information

- EPC Rating: C
- Tenure : Freehold
- Council Tax: Band E with Cornwall County Council
- Mains: Water, electric & drainage
- Heating: Gas central heating
- Parking: Driveway for three cars
- We are currently awaiting details on any title restrictions, covenants, easements or rights of way from the seller's conveyancer.
- Metalliferous Mine Search Required. This does not mean there is definitely a mining threat to your property; however, MineScanner® has identified a threat somewhere within a 2000m radius & that a Mining Search report is needed to discount or clarify any further risks

Barn Park, Saltash, Cornwall, PL1

Approximate Area = 1487 sq ft / 138.1 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Total = 1498 sq ft / 139.1 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Bradleys. REF: 992058

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IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.