

Grassmere Way

Pillmere, Saltash, Cornwall, PL12 6XF

Guide Price £138,000

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Description

This first floor maisonette would make an ideal first time buy or buy to let with accommodation comprising of 12'2 lounge, 13'1 fitted kitchen, two bedrooms and a bathroom. Double glazing. Gas central heating with a condensing boiler. Driveway. Communal rear garden and drying area. Views over the surrounding area. No Chain.

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.







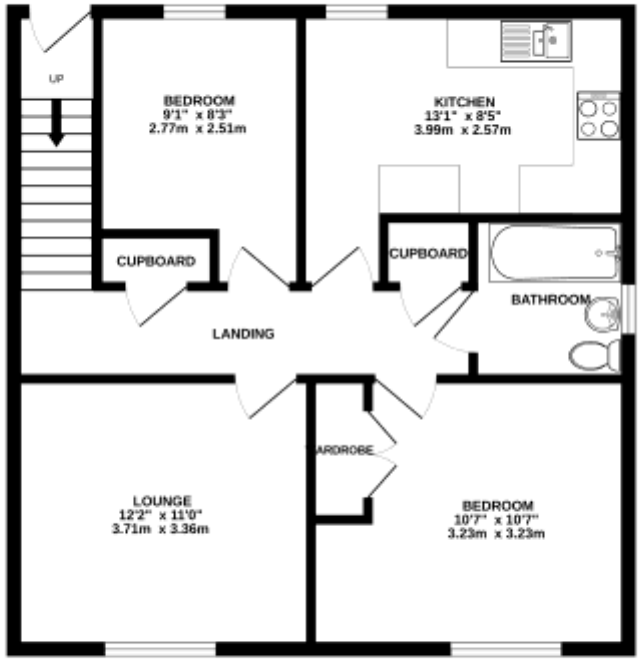
Directions

What3words: ///telephone.record.hosts

Material Information

- EPC Rating: C
- Tenure: Leasehold
- Lease Length : 125 years from 01/01/2007 (106 years remaining).
- Service Charge : £1,358.88
- Ground Rent : Included in the service charge
- Buildings Insurance : Included in the service charge
- Council Tax: Band B with Cornwall County Council
- Mains: Gas, water, electric and drainage
- Heating: Gas central heating
- Parking: Driveway
- 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 and that a Mining Search report is needed to discount or clarify any further risks.

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

Property Fact Sheet Ref:
SAL260131.2 (10/09/2026-IC)

Bradleys Estate Agents
4a Regal House, Fore Street, Saltash, Cornwall, PL12 6JR. Tel. **01752 845488**
Email. **saltash@beagroup.co.uk**

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.