

Edwards Crescent

Latchbrook, Saltash, Cornwall, PL12 4UG

Guide Price £190,000







Description

Situated in the popular area of Latchbrook this mid terraced house would make an ideal first time buy with accommodation comprising 13'8 lounge, 13'3 modern high gloss fitted kitchen/Diner, two bedrooms and a modern bathroom. uPVC double glazing. Gas central heating with a condensing boiler. LVT flooring on the ground floor. Lovely landscaped rear garden.

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: ///digesting.fleet.trustees

Material Information

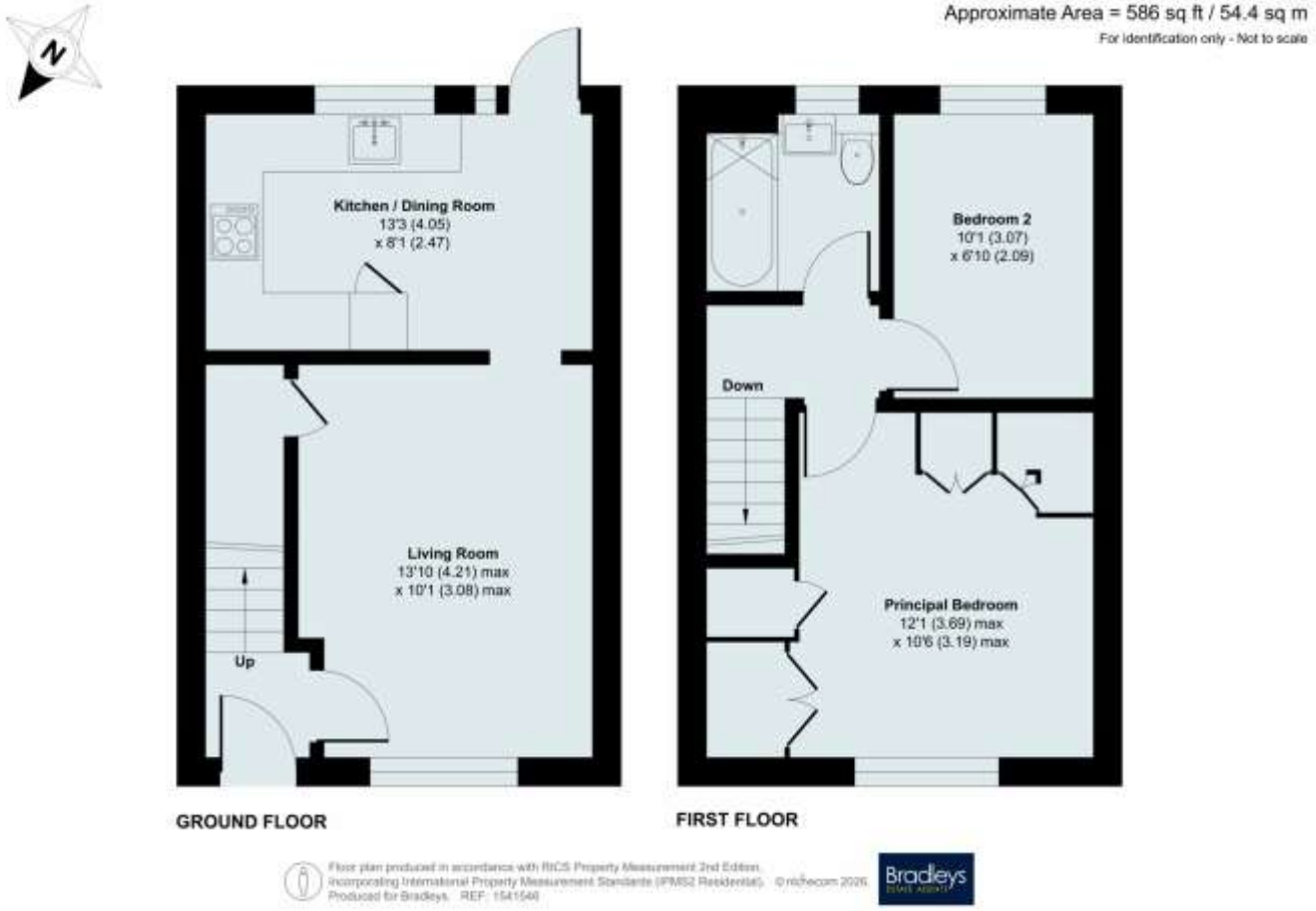
- EPC Rating: C
- Tenure: Freehold
- Council Tax: Band B with Cornwall County Council
- Mains: Gas, water, electric and drainage
- Heating: Gas central heating
- Parking: Allocated parking for two cars (tandem)
- We are currently awaiting details on any title restrictions, covenants, easements or rights 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.



Edwards Crescent, Latchbrook, Saltash, PL12

Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1541546

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