



Churchtown Vale, Saltash, Cornwall, PL12

Offers Over: £240,000

Freehold

Set in an undeniably popular corner of Saltash, this three-bedroom semi-detached home ticks every box for a perfect family home. The property provides generous living space downstairs with a beautifully redecorated living room as well as a separate dining room overlooking an expansive and wonderfully landscaped rear garden along with a modern fully fitted kitchen. Upstairs, this home benefits from three tremendously proportioned bedrooms and a family bathroom which have also all been recently redecorated and provide a most attractive outlook. Externally, the property benefits from an aforementioned substantial and recently landscaped rear garden with a decked area including fitted feature lighting perfect for socialising as well as a lawned area and a driveway for multiple cars along with a detached garage which has plumbing and power. EPC: TBC

Rooms

Entrance Hall 5'11" x 17'11" (1.8m x 5.46m). Entrance hall with uPVC double glazed door to the front elevation, wall mounted gas radiator, solid wooden flooring and stairs leading to first floor landing and accommodation with under stairs storage.



Living Room 13'11" x 13'1" (4.24m x 4m). Large and airy living room with uPVC double glazed window to the front elevation and wall mounted radiator. Solid wood flooring with a feature fireplace, wall mounted TV and internal doors leading to the dining room.



Dining Room 7'11" x 8'9" (2.41m x 2.67m). Family dining room with uPVC double glazed windows to the rear elevation, wall mounted radiator and solid wood floors. Serving hatch through to kitchen.



Kitchen 11'11" x 8'9" (3.63m x 2.67m). Fully fitted kitchen with a range of matching modern wall and base units. Stainless steel 1, 1/2 sink with draining unit, gas hob with fan oven and extractor fan above. Fully tiled splashback and space for fridge and freezer, washer/dryer, and a dishwasher. Laminate flooring throughout and uPVC double glazed door to the side elevation as well as uPVC double glazed window to the rear elevation.



Landing Fully carpeted stairs and landing leading to three bedrooms and a family bathroom.



Master Bedroom 11'11" x 11' (3.63m x 3.35m). uPVC double glazed window to the front elevation, wall mounted radiator, solid wood flooring and built in storage cupboard.

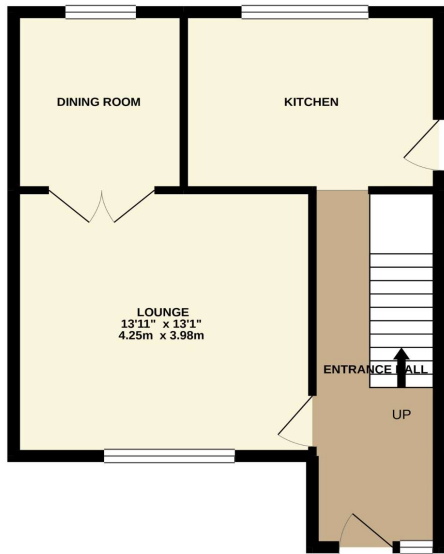
Bedroom 7'7" x 7'10" (2.3m x 2.4m). uPVC double glazed window to the front elevation, wall mounted radiator and solid wood flooring.

Bedroom 11'1" x 10'11" (3.38m x 3.33m). uPVC double glazed window to the rear elevation, wall mounted radiator and solid wood flooring.

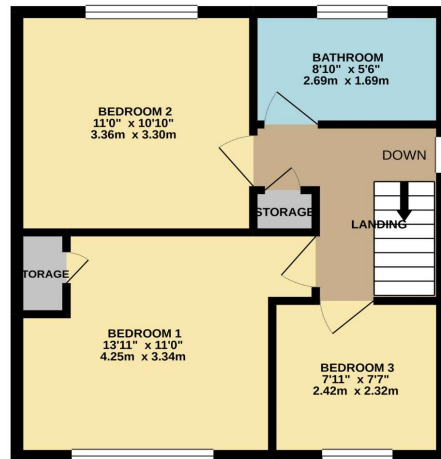
Bathroom 8'6" x 5'6" (2.6m x 1.68m). uPVC double glazed window to the rear elevation. Bathroom comprising of low-level WC, stainless steel heated towel rail, ceramic wash hand basin with mixer taps, wall mounted vanity unit, bath with electric shower over, glass shower screen and mixer taps. Fully tiled walls with feature tiling and solid wood flooring.

Garden Large rear garden, which is fully fenced, partial decking and lawn area with summer house that is currently used as storage. Feature lighting fixed to fencing and all-around decked area.

GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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