



  
**PILKINGTON ESTATES**

**Old Ferry Road, Saltash, Cornwall, PL12**

**Offers Over: £270,000**

*Freehold*

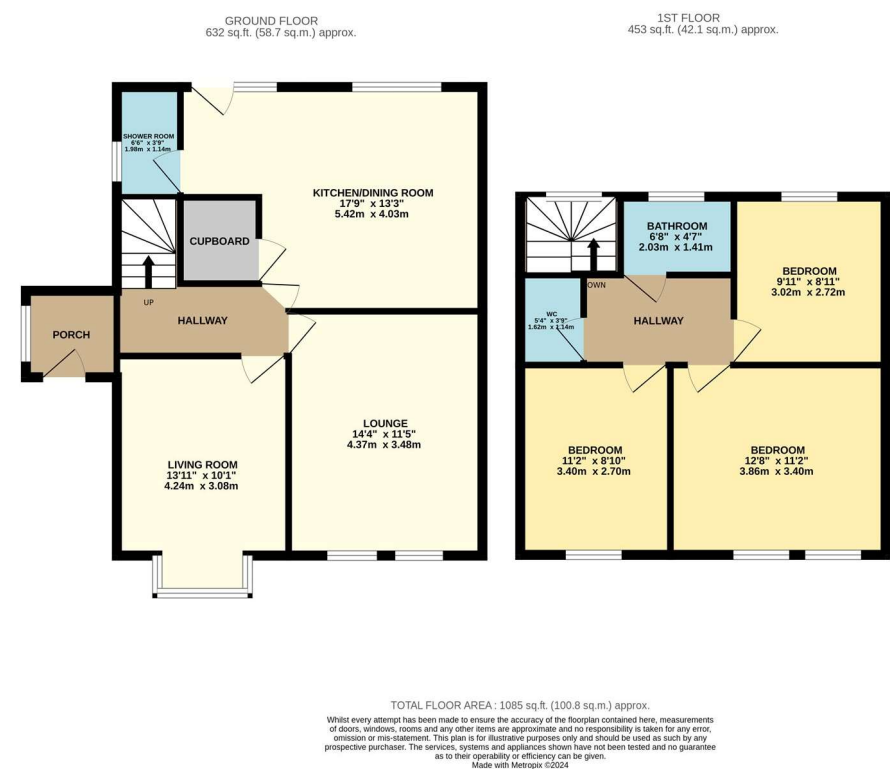


# Old Ferry Road, Saltash, Cornwall, PL12

This immaculately presented three-bedroom home boasts incredible views across the River Tamar and beyond towards Dartmoor. The property has undergone extensive work in recent years with the vendor upgrading the property cosmetically throughout whilst also replacing the boiler and adding solar panels. This home is now perfect for any prospective buyer.

The ground floor of the home offers two spacious reception rooms, both soak in plenty of natural light through the windows to the front, making them perfect for relaxed gatherings. The home benefits from a previous extension, creating a spacious kitchen/diner, with vast views over the river Tamar, and beyond to the Tavy. Attached to this is the downstairs shower room, as well as an understairs space, currently optimised as a pantry. Upstairs, the property offers three well-proportioned double bedrooms, one of which to the rear offering the beautiful views again. The three bedrooms share the chic family bathroom. Accessed through one of the bedrooms, is the loft space, which is a very useable space.

The rear garden is made up of both patio and lawn, perfectly ample for garden furniture, with a significant corner plot to bask in the sun. The property boasts a garage and driveway, adding to the allure of the home, whilst also boasting a cellar for additional storage.

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Pilkington Estates - Plymouth

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.