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Trematon, Saltash, PL12 4RT

£350,000

# FOR SALE

Wainwright Estate Agents are delighted to offer for sale this charming and exceptionally well presented three double bedroom detached property located in the popular village of Trematon on the edge of the popular Cornish town of Saltash.

The current owners have extended the property and made many improvements to include a newly fitted modern kitchen, newly fitted modern family bathroom and a new modern en-suite shower room to the master bedroom. The property also has double garage, gardens and gravelled driveway providing parking for several vehicles. EPC = D (61)



61 Fore Street | Saltash | Cornwall | PL12 6AF

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## DESCRIPTION

This charming and full of character extended property has lots to offer and really must be viewed to appreciate all the improvements that the current owners have undertaken. The accommodation briefly comprises lounge with feature fireplace and wood burner, modern fitted kitchen/dining room, garden room with patio doors leading out to the patio area which provides an ideal spot for entertaining, three double bedrooms the master bedroom having a modern en-suite shower room, modern family bathroom, double garage, gardens front and rear, gravelled driveway providing parking for several vehicles. Other benefits include double glazing and central heating.

## LOCATION

The village of Trematon is located on the edge of the popular town of Saltash and offers good transport links to the A38. Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station, there are regular bus services to the local and surrounding areas. There are various popular schools in the area and a college. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

## ENTRANCE

Front door leading into porch.

## PORCH

Double glazed windows to the front and side aspect, radiator, tiled flooring, doorway leading into the kitchen/diner.

## KITCHEN/DINER

21' 7" x 12' 7" (6.58m x 3.84m) In the kitchen there is a modern matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splash backs, space and plumbing for washing machine, built in eye level double electric oven, electric hob with cooker hood above, built in dishwasher, power points, tiled flooring, double glazed window to the front aspect.

## DINING AREA

In the dining area there are double glazed windows to the front and side aspect, tiled flooring, radiator, stairs leading to the first floor with under stairs storage cupboard, doorway leading into the lounge.

## LOUNGE

19' 5" x 11' 11" (5.92m x 3.63m) Double glazed French style doors leading to the rear garden and patio area, feature fireplace with wood burner, two radiators, various power points, smooth ceiling, double doors leading to the garden room.

## GARDEN ROOM

11' 8" x 9' 5" (3.56m x 2.87m) Double glazed windows to the front and side aspect, double glazed doors leading to the rear patio area, skylight window, down lighting, radiator and power points.

## STAIRS

Leading to the first floor landing.

## LANDING

Doorways leading into the first floor living accommodation, loft hatch, double glazed window to the side aspect.

## BEDROOM 1

12' 7" x 10' 8" (3.84m x 3.25m) Double glazed window to the front aspect, smooth ceiling, power points, radiator, doorway into the en-suite shower room.

## EN-SUITE SHOWER ROOM

Modern matching shower room comprising shower cubicle with shower attachment and tiled walls, vanity unit with inset sink and cupboard beneath, electric shaver socket, low level w.c., radiator, window to the front aspect.

## BEDROOM 2

12' 2" x 11' 11" (3.71m x 3.63m) Double glazed window to the rear aspect, power points, radiator, smooth ceiling.

## BEDROOM 3

11' 11" x 8' 10" (3.63m x 2.69m) Double glazed window to the rear aspect, smooth ceiling, power points and radiator.

## BATHROOM

Modern white bathroom suite comprising panelled bath with shower attachment above, pedestal wash hand basin, low level w.c., radiator, double glazed windows to the front and side aspect, part tiled walls, electric shaver socket. In the bathroom there is a linen cupboard with shelving, lighting and radiator.

## OUTSIDE

To the rear of the property there is an enclosed garden which has a patio area with steps leading to the remainder of the garden, there is a wooden gateway giving access to the side of the property.

## DOUBLE GARAGE

18' 00" x 17' 10" (5.49m x 5.44m) The garage has a remote controlled electric up and over door, power and lighting, single drainer sink, doorway at the rear of the garage which leads to the extra piece of garden.

## FRONT GARDEN

There is a garden at the front of the property which is access from a doorway in the double garage. Timber built garden shed.

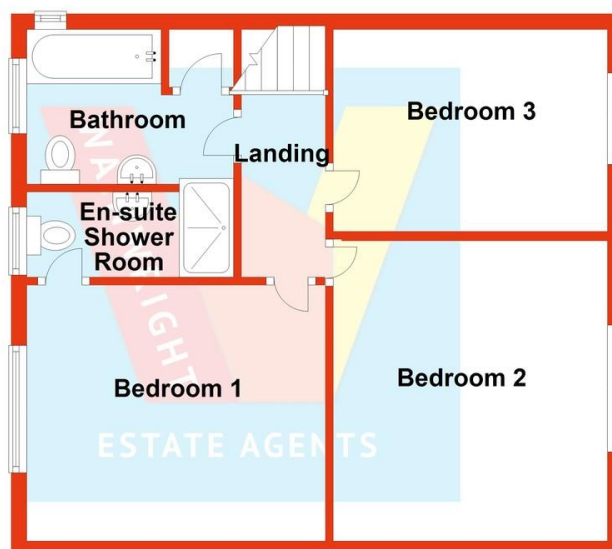
## DRIVEWAY

To the front of the property there is a gravelled driveway which provides parking for several vehicles, there is also an outbuilding which houses the oil for the central heating system. Wooden gateway which gives access to the side and rear of the property.

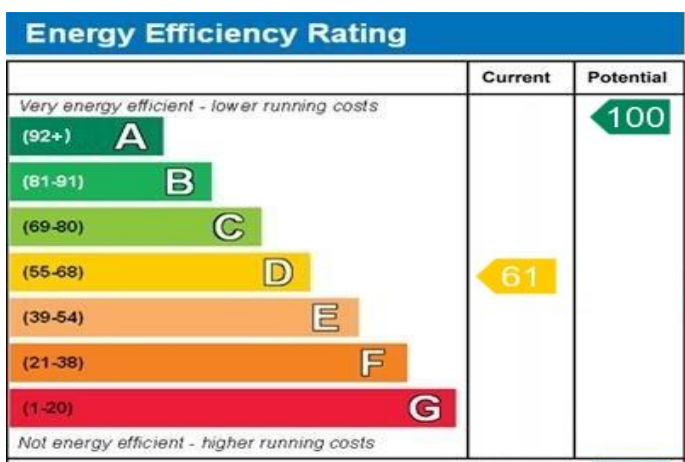
Ground Floor



First Floor







## VIEWING

By appointment with Wainwright Estate Agents

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