



SELL • LET • MANAGE

Beatrice Avenue, Saltash, PL12 4NF

£290,000

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£290,000

# Beatrice Avenue

Saltash, PL12 4NF

- Substantial Semi Detached House
- Arranged Over Four Storeys
- Four Bedrooms
- Two Reception Rooms
- Beautifully Presented
- Basement Rooms
- Lovely Gardens
- Off Road Parking
- No Onward Chain
- Council Tax Band C

DC Lane are thrilled to offer a well presented and spacious semi detached home in popular Saltash which offers excellent schools, shopping parade, railway station, leisure centre and easy access to the A38 offering great transport links into Plymouth and Cornwall

Offering ideal family living and entertaining space this superb property is arranged over four storeys and is flooded with natural light throughout. The welcoming hallway opens into a lovely bay fronted reception room with sliding pocket doors leading to a further reception room with feature fireplace and a window seat whereby far reaching views over Saltash can be enjoyed. The well appointed kitchen benefits from an abundance of cabinets providing plentiful storage, a breakfast bar and large window again to enjoy the views. To the first floor there are two double bedrooms and a single, an ideal home working space or nursery serviced by a bathroom with shower over the bath and character stained glass windows. Stairs rise to the second floor hosting a large double bedroom with three velux windows, elevated views and storage.

The side door opens onto a patio area ideal for alfresco dining and a short flight of steps takes you into the generous established garden providing access to a basement that spans the property footprint boasting a shower room, utility area, room that could be utilised as a home gym or entertainment area and a further large storage room. The rear garden also benefits from pedestrian access to the front of the property with a low maintenance front garden and driveway.

We believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. With no onward chain the enviable location completes the appeal of this beautiful home.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge	13'7" x 11'5" (4.15 x 3.48)
Dining Room	13'7" x 11'6" (4.15 x 3.52)
Kitchen	11'11" x 15'7" (3.65 x 4.75)

## First Floor

Bedroom One	13'7" x 11'10" (4.15 x 3.63)
Bedroom Two	13'7" x 8'7" (4.15 x 2.63)
Bedroom Four	6'3" x 8'3" (1.92 x 2.53)
Bathroom	6'3" x 6'1" (1.92 x 1.86)

## Second Floor

Bedroom Three	12'7" x 14'2" (3.86 x 4.32)
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## Lower Ground Floor

Shower Room	3'1" x 8'2" (0.96 x 2.50)
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Basement Room      12'11" x 11'6" (3.95 x 3.52)  
Storage              20'5" x 11'5" (6.23 x 3.48)

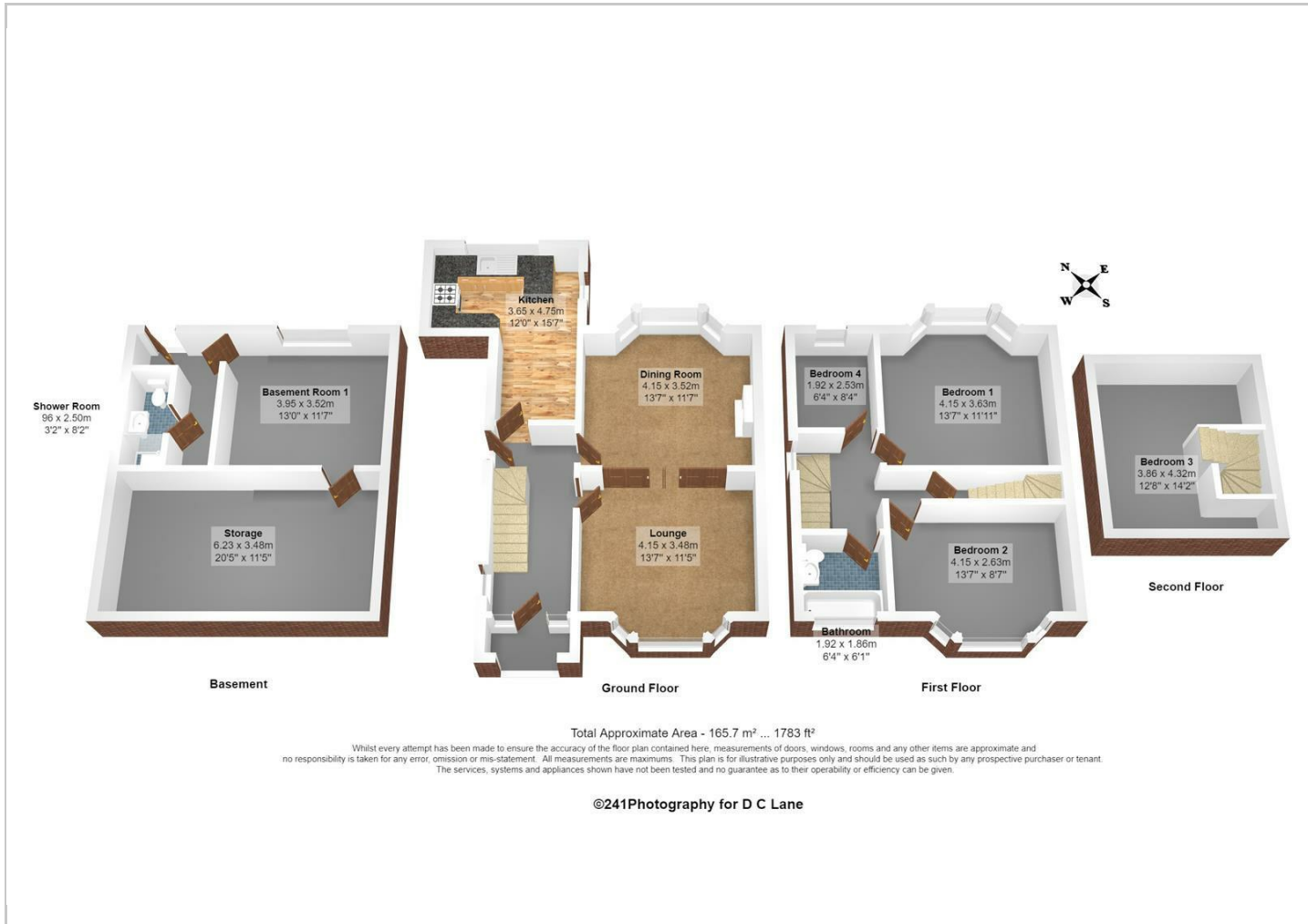
### Directions

Head west on Tamar Bridge/A38 for 0.2 mi and take the exit towards Town centre. Turn left onto Fore St 0.2 mi At the roundabout, take the 2nd exit onto St Stephens Rd 0.4 mi At the roundabout, take the 1st exit onto Beatrice Ave and the property can be found on the left.

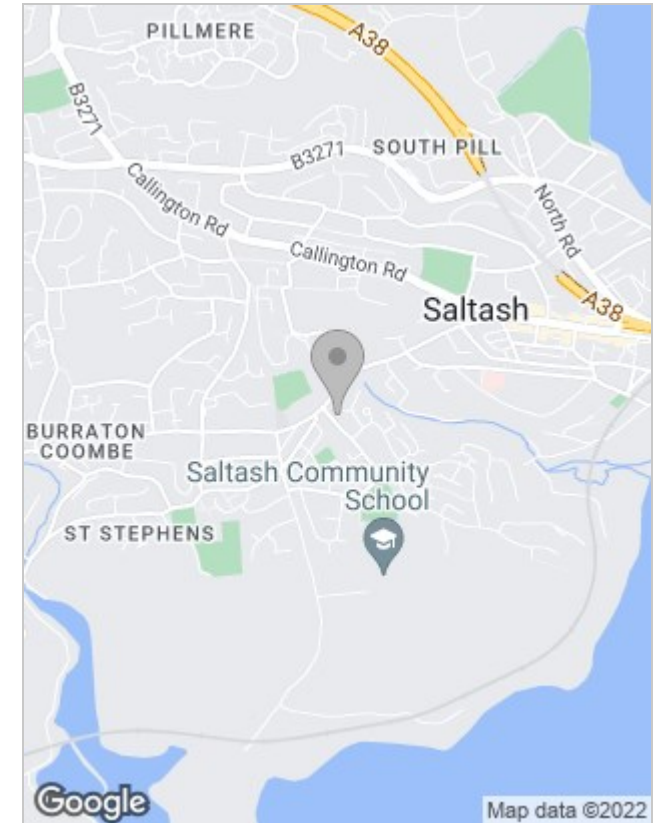




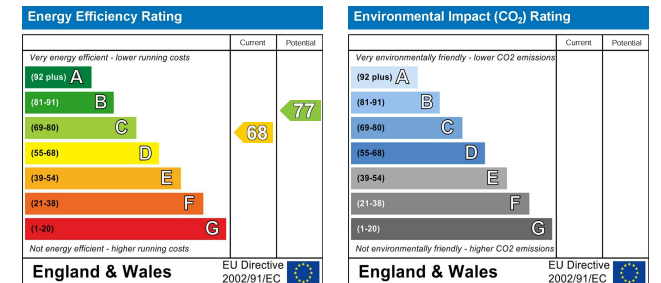
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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