

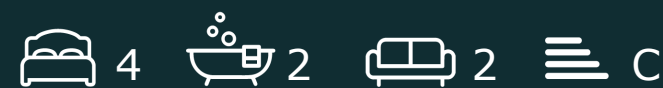
DC  
LANE

SELL • LET • MANAGE



2 Castle Court, Saltash, PL12 4SE

£320,000





# 2 Castle Court

Saltash, PL12 4SE

- Link Detached House
- Spacious Accommodation
- Saltash Location
- Four Bedrooms
- Double Garage
- Quiet Cul-de-Sac
- Delightful Gardens
- Two Reception Rooms
- Driveway for 2 Cars

DC Lane are delighted to present this four bedroom link detached residence located in popular Saltash which offers great schools and amenities.

Situated in the quiet corner of a cul-de-sac of only 6 properties this lovely home offers driveway parking for two cars and a double garage.

The entrance porch opens into a sitting room with feature fireplace, a second more generous sitting room offers flexible family living and a large kitchen/diner with newly fitted hob, featuring concealed lighting under and within the display unit, is a wonderful space to entertain. A rear lobby provides access to a downstairs utility/w.c with space for tumble dryer and a side door to the garden. Stairs rise to the first floor landing providing ladder loft access to a fully boarded loft, leading to a master bedroom with fitted wardrobes, a further two double bedrooms, a single bedroom ideal for use as a work from home space and a modern family bathroom.

Enjoying sun for most of the day, the garden wraps around the side and rear of the property with a large lawned area and further private areas to entertain and relax. The double garage has power, light and an up and over door, there is also rear access into the garden.

Offered with no onward chain a viewing of this superb residence is highly recommended.

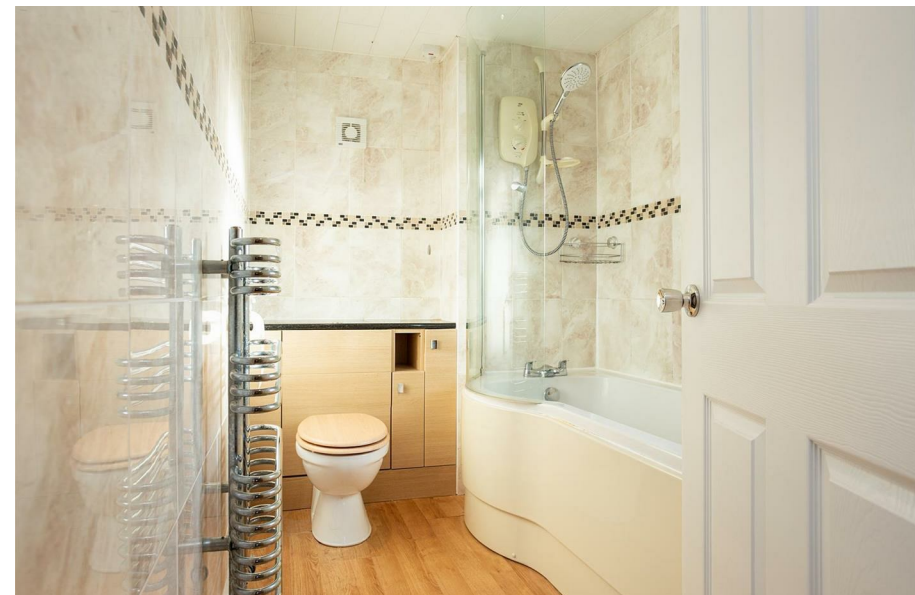




Ground Floor	
Sitting Room	14'6" x 10'3" (4.42 x 3.14)
Lounge/Dining Room	17'1" x 10'5" (5.22 x 3.20)
Kitchen/Diner	10'6" x 17'7" (3.21 x 5.36)
WC/Utility Room	5'6" x 5'1" (1.69 x 1.57)
First Floor	
Bedroom One	8'7" x 14'5" (2.62 x 4.40)
Bedroom Two	8'7" x 11'6" (2.62 x 3.52)
Bedroom Three	7'7" x 10'5" (2.32 x 3.20)
Bedroom Four	6'0" x 7'3" (1.84 x 2.22)
Family Bathroom	6'0" x 8'3" (1.83 x 2.52)
External	
Garage	17'1" x 16'9" (5.22 x 5.13)

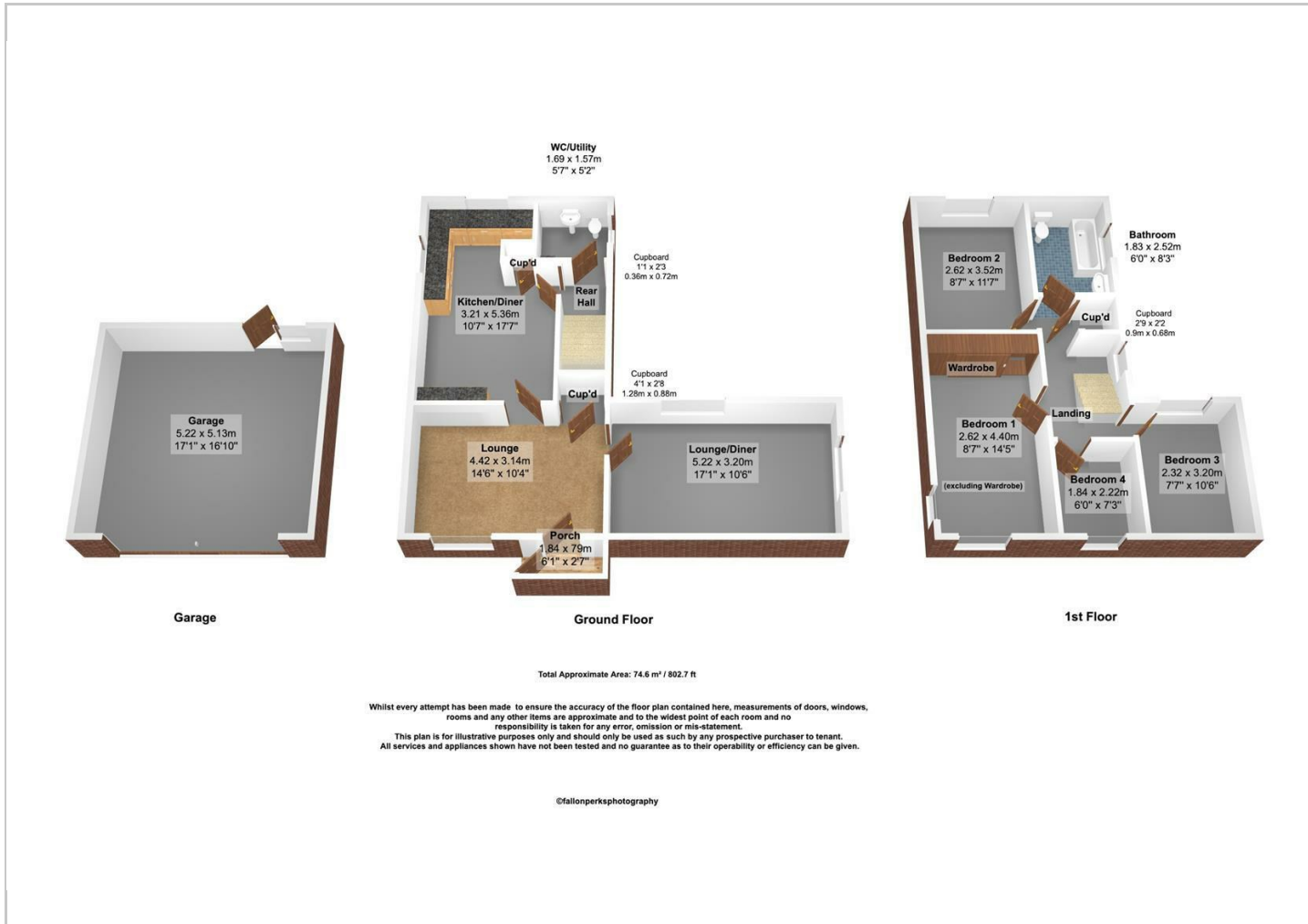
## Directions

Head west on Tamar Bridge/A38 for 0.2 mi and take the exit towards Town centre. Turn right onto North Rd/B3271 and continue to follow B3271 for 1.3 mi. At the roundabout, take the 1st exit onto Fairmead Rd for 0.3 mi and turn right onto Yellowtor Rd for 0.1 mi and turn right onto The Court and first left into Castle Court. The property can be found in the left corner.





## Floor Plans

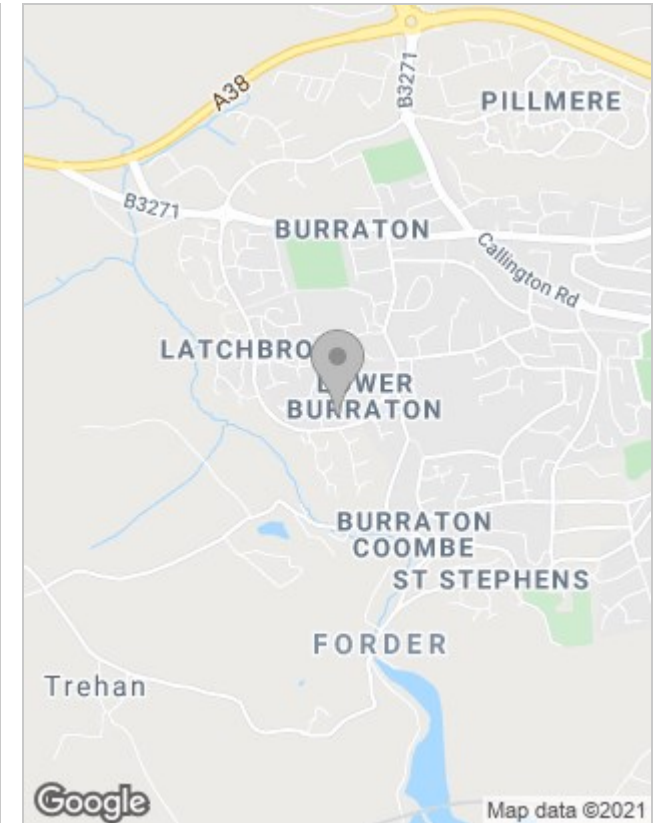


## Viewing

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.

## Location Map



## Energy Performance Graph

