Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

111 North Road

Saltash, PL12 6BG

Price Guide £170,000

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Stunning opportunity to acquire this 1930s bay-fronted end-terraced property in a great location with bags of potential with lovely river views. The accommodation, which needs updating, briefly comprises an entrance hall, bay-fronted lounge, separate dining room, kitchen, 3 bedrooms and a shower room. There are gardens to the front and rear elevations. Many original features. uPVC double-glazing & electric heating.

NORTH ROAD, SALTASH, PL12 6BG

ACCOMMODATION
Front door with matching windows to the side and above, opening into the entrance hall.

ENTRANCE HALL 14'3 x 5'9 (4.34m x 1.75m)
Providing access to the ground floor accommodation. Staircase to the first floor. Under-stairs cupboards, also housing the gas meter.

LOUNGE 13'10 into bay x 10'10 (4.22m into bay x 3.30m)
uPVC double-glazed bay window to the front elevation. Chimney breast with a tiled fireplace and hearth. Picture rail.

DINING ROOM 12' x 9'5 (3.66m x 2.87m)
uPVC double-glazed window to the rear elevation. Chimney breast with fireplace. Original built-in dresser to one side of the chimney breast. Picture rail. Storage heater.

KITCHEN 8' x 7' (2.44m x 2.13m)
Base and wall-mounted cabinets. Stainless-steel single drainer sink unit. Space for free-standing appliances. Wall-mounted boiler. uPVC double-glazed window to the rear elevation. uPVC double-glazed door leading to outside.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Storage heater. Cupboard with shelving.

BEDROOM ONE 13'9 into bay x 10'6 (4.19m into bay x 3.20m)
uPVC double-glazed bay window to the front elevation with lovely river views and towards the surrounding countryside. Chimney breast with tiled fireplace. Picture rail.

BEDROOM TWO 12'6 x 10' (3.81m x 3.05m)
Window to the rear elevation overlooking the garden. Chimney breast with tiled fireplace. Picture rail.

BEDROOM THREE 7'7 x 6' (2.31m x 1.83m)
Window to the front elevation with lovely river views and towards the surrounding countryside. Picture rail. Wall-mounted electric meter and fuse box.

SHOWER ROOM 6'6 x 6'1 (1.98m x 1.85m)
Comprising a walk-in double shower with waterproof panelling to the walls, a wall-mounted shower system and a glass screen, pedestal basin and wc. Fan heater. Loft hatch. Obscured window to the rear elevation.

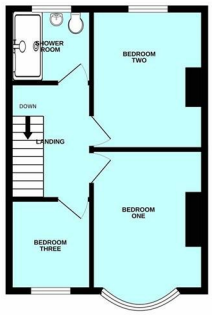
OUTSIDE
To the front, the garden is laid to lawn and mature shrubs. A pathway leads around the side of the house accessing the rear garden. The rear garden enjoys a westerly aspect and has areas laid to lawn together with mature shrubs A gateway opens onto a service lane. Outdoor coal shed. Storage buildings including one with a wc.

COUNCIL TAX
Cornwall County Council
Council tax band B

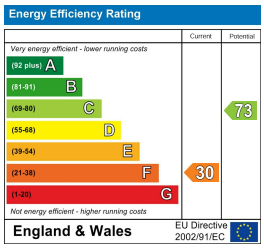
AGENT'S NOTE
The property is connected to mains drains, mains electric, mains water and mains gas.

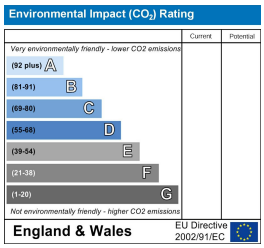
Area Map

Floor Plans



Energy Efficiency Graph





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2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk