



2 Burraton Coombe

Saltash, Cornwall, PL12 4QD

£200,000



Characterful period built 2 bedrooomed mid terraced cottage, Grade 11 listed & believed to have origins dating back circa 1700 as depicted on the front plaque shown above the front door. The property has been modernised in recent years with gas central heating, uPVC double glazed windows, modern fittings with an integrated kitchen with appliances, modern bathroom & wc. To the rear a good-sized enclosed lawned garden which runs down to a small stream at the end.



BURRATON COOMBE, SALTASH, CORNWALL, PL12 4QD

LOCATION

Set within the hamlet of Burraton Coombe which lies on the outskirts of the town of Saltash and enjoying a semi rural location. Easy access to the Tamar estuary nature reserve walk. Day to day facilities can be found within a few minutes drive, these include a primary school, public house, takeaway outlets and general store whilst the town centre is only about a mile away, this provides for an excellent range of local services and amenities and also has a railway station connecting to the mainline to London (Paddington).

ACCOMMODATION

Panelled front door with window light into:

GROUND FLOOR

LOUNGE 13'6 x 10' (4.11m x 3.05m)

Window to the front. Beamed ceiling. Focal feature fireplace with stone chimney breast, timber mantle piece and clome oven. Door way into:

DINING ROOM 13'10 max x 9'8 (4.22m max x 2.95m)

PVC double glazed window overlooking the back garden. Beamed ceiling. Fireplace recess with slate, polished stone flooring. Staircase with new carpeted treads rises to the first floor. Under stairs storage cupboard and storage area. Door into:

KITCHEN 9'2 x 7'8 (2.79m x 2.34m)

PVC double glazed window to the side and stable style part glazed door opening to the rear. A fitted kitchen with a good range of cupboard and drawer storage set in wall and base units along two sides. Roll edge work surfaces, tiled splash backs. One and a half bowl stainless steel sink with mixer tap. Wall mounted Worcester gas fired boiler servicing the central heating and domestic hot water. Underfloor heating with programmable controls. Integrated washing machine, automatic dishwasher, upright fridge/freezer, four ring variable size gas hob with extractor hood over and Indesit electric oven under. Ceiling lighting and under unit lighting. Pine panelled door to:

BATHROOM

PVC double glazed window. Modern suite with panelled bath with mixer tap and shower attachment. Tiled splash backs and shower screen. Circular sink with chrome mixer tap and cupboard under. Electric ladder radiator. Underfloor heating. Door into:

WC

PVC double glazed window. White modern close coupled WC.

FIRST FLOOR

LANDING

High level window over the stairwell. Ceiling light point and access hatch to insulated loft with pull down ladder. Overhead cupboard houses the mains electric consumer unit.

BEDROOM ONE '10'0" x 9'10" floor area ('3.05m x 3.02m floor area)

Window to the front. Built in wardrobe and cupboard recess to the chimney breast wall.

BEDROOM TWO 10'11 max x 9'11 (3.33m max x 3.02m)

Window to the rear.

AGENTS NOTE

Tenure - Freehold. Grade II listed.

COUNCIL TAX

Cornwall

Council Tax Band: B

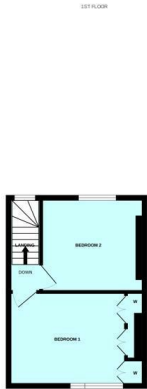
SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

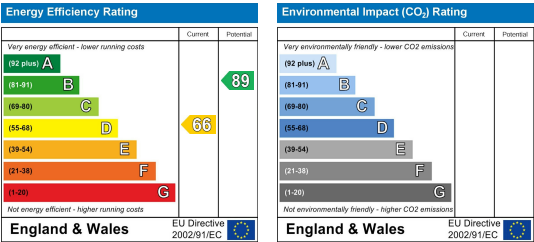
Area Map



Floor Plans



Energy Efficiency Graph



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