

**35 Frobisher Drive, Saltash,
Cornwall, PL12 4PN**

£150,000



DESCRIPTION

Mansbridge Balment are delighted to present this well-appointed end of terrace family home in a convenient location, benefitting from adaptable accommodation, arranged over three floors comprising; a PVCu double glazed door leading to an entrance hall with wood effect flooring and carpeted stairs ascending to the first floor. A doorway leads to a cloakroom with a low-level WC, wash hand basin and a window to the front elevation. A glazed door leads to the lounge dining room which is a spacious, dual aspect room with windows to the front and rear elevations. A hidden trap door offers access to a large cellar with a wall mounted gas fired central heating boiler and a doorway leading to the rear garden. The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed and roll top work surfaces, a stainless steel sink/drainage unit with mixer tap, space for a gas cooker, fridge and freezer.

From the main hallway, stairs ascend to the first floor landing with a pull down loft access and a doorway leading to the recently refitted family bathroom, fitted with a white three piece suite comprising a double ended panel enclosed bath with a shower drencher head over, tiled splashbacks and folding glass screen, low-level WC, wash hand basin with storage beneath, chrome towel rail, tiled floor, full height tiling to all walls and an extractor fan.

Bedroom one is a spacious double with a window to the front elevation, wood effect flooring and fitted wardrobes with sliding mirror doors.

Bedroom two, a further double, has a window to the rear.

Bedroom three, a large single, has a window to the front elevation with a further fitted storage cupboard.

Externally, the front of the property is approached by two flights of steps leading to a level patio area. There is also a large sloping lawned front garden with flower and shrub beds and borders. To the rear a doorway from the kitchen and a spiral staircase leads down to the rear garden which is fully fence enclosed with a storage shed and a gateway to the service lane, which in turn leads to the single garage which is found in a nearby block.

The property has the benefit of PVCu double glazing and gas central heating via the combination boiler.

SALTASH

Saltash is a flourishing modern town with historic roots stretching back to the 12th century. In the summer of 2009 the Saltash postcode area was judged as the most desirable place to live in Great Britain in a survey that included statistics from school results and crime figures. Situated on the west bank of the beautiful river Tamar, Saltash acts as a gateway between Cornwall and Devon, and is the location of Isambard Kingdom Brunel's Royal Albert Bridge, opened by HRH Prince Albert on May 2 1859. Alongside it is the Tamar Bridge, a toll bridge carrying the A38 trunk road, (widened in 2001) to Devon and the adjacent city of Plymouth. Saltash railway station is close to the town centre and is served by a regular train service, with some direct High Speed services to and from London Paddington. As well as the attractive setting, Saltash can also boast a wide range of excellent facilities whatever your needs, from schools and housing, to industrial estates and transportation links, to beautiful river-side walks and leisure amenities. The perfect place to work, live or just visit. The cottage of Mary Newman, Sir Francis Drake's first wife, can be found in Saltash on Culver Road downhill from Saltash railway station. Nearby are the castles at Trematon and Ince, as well as the nature reserve at Churchtown Farm, where there are some wonderful walks, with stunning views of the river.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, electricity and mains drainage.

VIEWING


By appointment with MANSBRIDGE & BALMENT on 01752 229292.


OUTGOINGS

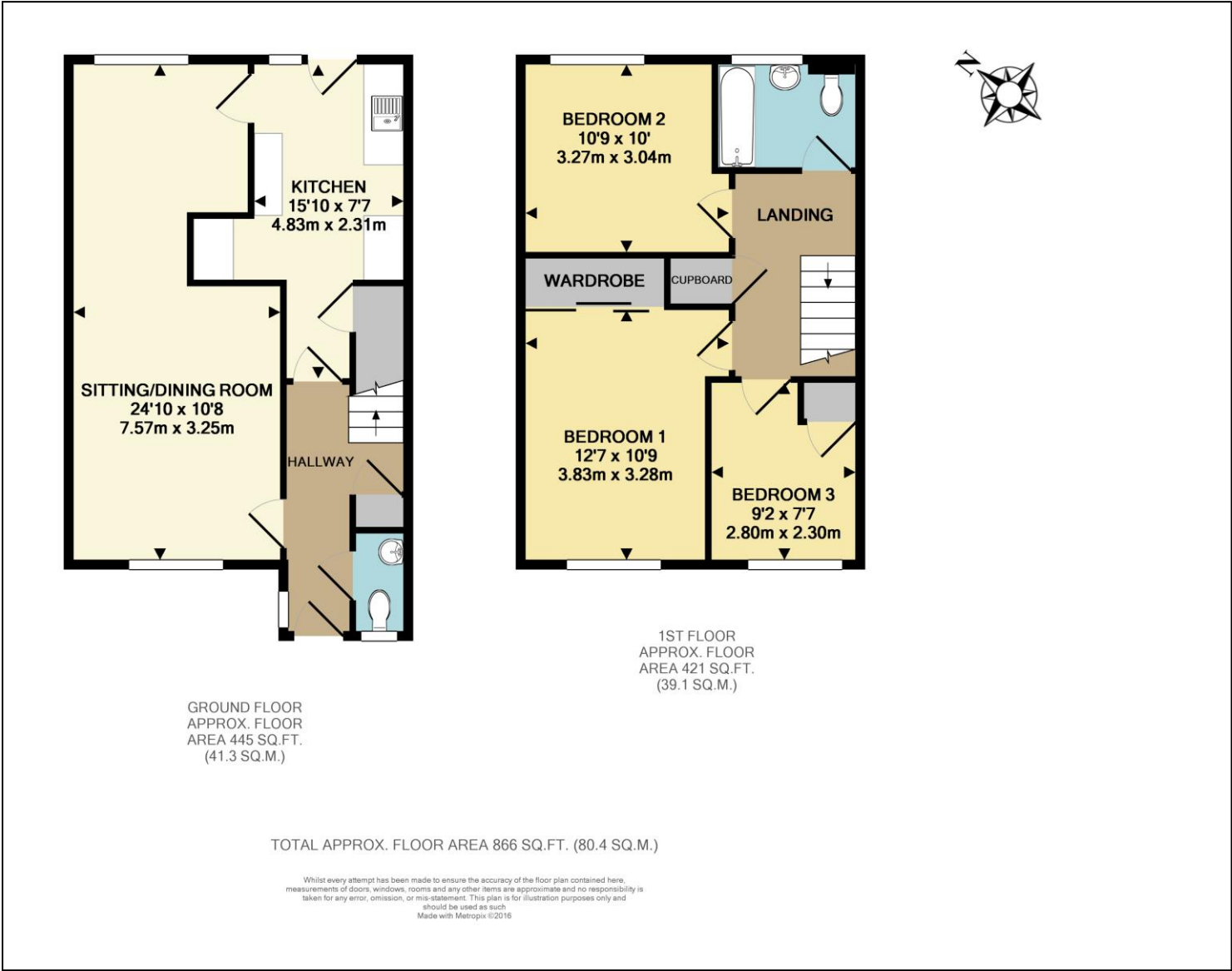
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2016/2017 is £1,269.78 (by internet enquiry with Cornwall Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATE

These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright Mansbridge Balment 2016. **REF: C2207**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		
		85
	63	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		
		85
	59	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	





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