

Lang

AND CO

Plymstock office

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56 LOWER SALTRAM, ORESTON, PLYMOUTH, PL9 7PW





Price £255,000 Freehold

Lang & Co are delighted to offer this mid terrace house, with stunning waterside views in close proximity to Oreston primary school. The property itself comprises on the ground floor of entrance hall, downstairs w.c, modern fitted kitchen/diner with fitted hob and oven and bedroom three. On the first floor you have a lounge with Juliet balcony with estuary views, bedroom two and a bathroom. On the second floor there is a master bedroom with an en-suite shower room. Externally the property offers a level garden with decking area and two allocated parking spaces. The property had double glazing, gas central heating.

'Oreston' is a pretty village located on the Cattewater and offers amenities comprising of a general store, florist, hairdressers, church and parklands. The family home is within the catchment area for the popular Oreston Primary School with a feed through to Plymstock Comprehensive School. Further amenities can be found in Plymstock including the Broadway Shopping Centre and Morrison's Superstore. Transport links connect you to the vibrant Plymouth city centre and the South Hams countryside and coastline. Recreational facilities are within close proximity including the Mount Batten Water Sports Centre and Staddon Heights Golf Course.

GROUND FLOOR

ENTRANCE HALL
KITCHEN/DINER
17' 8" x 14' 0" (5.38m x 4.27m)
BEDROOM THREE
14' 3" x 11' 0" (4.34m x 3.35m)
DOWNSTAIRS W.C.

FIRST FLOOR

LOUNGE
17' 8" x 14' 0" (5.38m x 4.27m)
BEDROOM TWO
12' 2" x 11' 0" (3.71m x 3.35m)
BATHROOM
6' 11" x 6' 3" (2.11m x 1.91m)

SECOND FLOOR

MASTER BEDROOM
14' 3" x 14' 0" (4.34m x 4.27m)

OUTSIDE

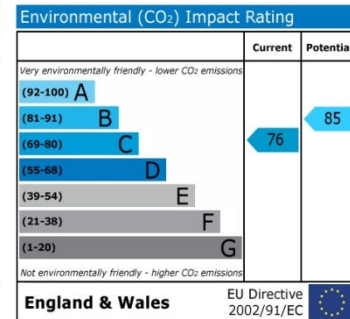
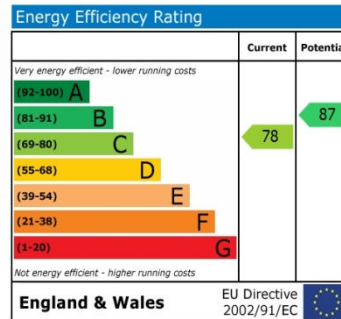
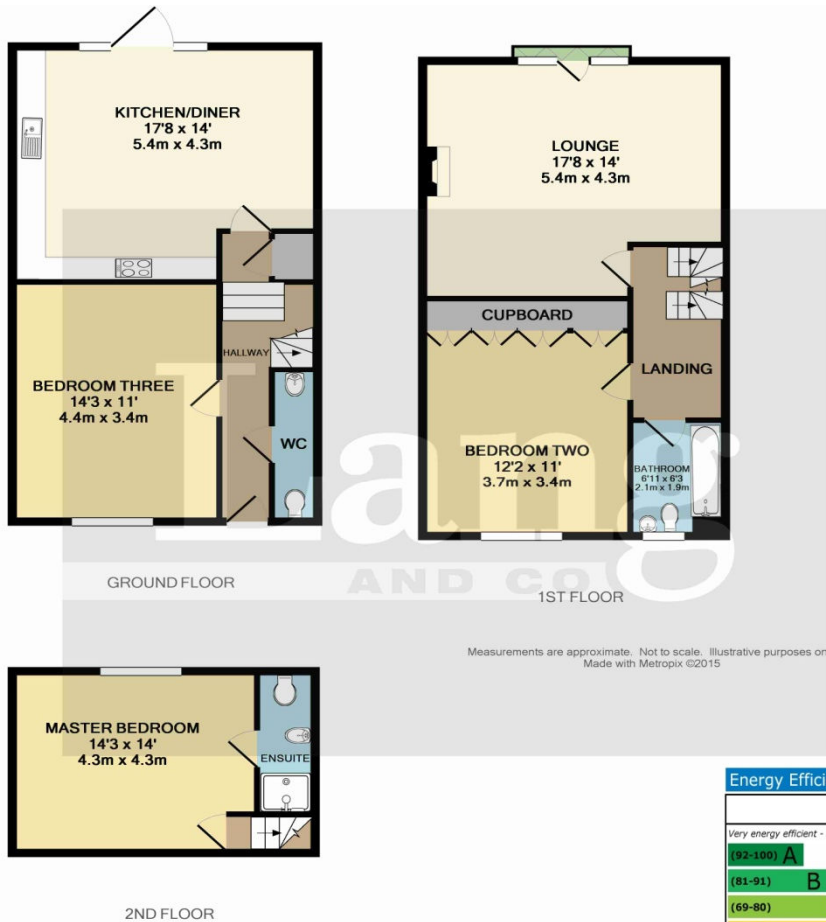
ALLOCATED PARKING FOR 2 CARS
ENCLOSED REAR GARDEN

IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

Lang & Co is the trading name of Lang & Co Estate Agents Limited, Registered in England & Wales, Company Number: 7693964. Registered Office: 40 Mannamead Road, Mutley, Plymouth, PL4 7AF.

COUNCIL TAX: We understand the property is in band 'D' and the amount payable for the year 2014/2015 is £1,537.86 (*obtained by internet enquiry with Plymouth City Council, these details are subject to change*).



VIEWING AND NEGOTIATIONS

Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000
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Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm
24 HOUR ANSWERING SERVICE

