

# Lot No.: 1

## 11 CARADON TERRACE

SALTASH, CORNWALL, PL12 6HR



- Freehold with vacant possession ●
- A two bedroomed house in need of renovation ●
- Situated in a popular and well established residential location ●
- Well suited for refurbishment for owner occupation or for letting purposes as a "buy to let" investment ●

### Property Details

#### Location

Caradon Terrace is accessed off New Road in the South Pill area of Saltash within easy reach of local shops centred around Fore Street and some 6 miles or so from Plymouth City Centre via the suspension bridge over the River Tamar.

#### Description

A two storey mid-terrace house believed to have been built in the 1880's and to have been in the same family ownership ever since.

Although in need of repair and modernisation this property is well suited for refurbishment for owner occupation or letting purposes

**EPC Rating: F.24**

### Accommodation

#### Ground Floor

Vestibule Entrance, Entrance Hall, Sitting Room, Dining Room, Kitchen, Bathroom with bath and wash hand basin, separate W.C. and rear Entrance Porch.

#### First Floor

Landing, No.1 Bedroom (double), No.2 Bedroom (double)

#### Outside

Paved front garden and small enclosed rear garden

#### Outbuildings

Store

#### Tenure

Freehold with vacant possession

**Guide Price £85,000 - £95,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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