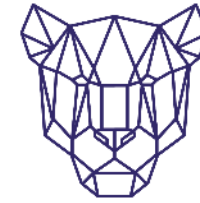


**50 Victoria Road, Saltash,  
PL12 4DN**

**Offers over £165,000**



**PANTERA  
PROPERTY**



50 Victoria Road, Saltash, PL12 4DN

Offers over £165,000

- End terraced house
- Room to improve
- Vacant Possession
- Detached garage
- Generous plot
- No Onwards Chain
- Sold as seen
- Freehold

Contacts:

To enquire about this property or for further information, please get in touch with:

Amy White

0330 118 6610

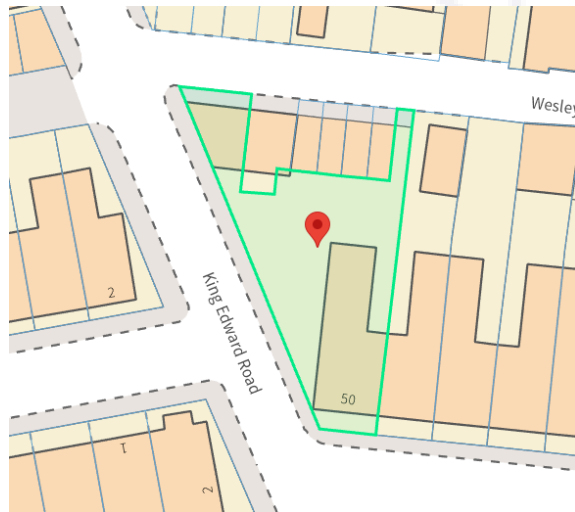
[amy@panteraproperty.com](mailto:amy@panteraproperty.com)

Misrepresentation Act; 1. Pantera Property Limited on it's own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any interns expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

## DESCRIPTION

Pantera Property offer to the market a three-bedroom end terraced house, providing a detached garage and rear garden. The property offers a great opportunity to add value and is in need of modernisation.

The property is perfect for investors or first-time buyers.



## LOCATION

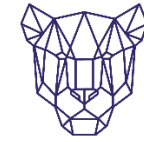
The property is located in a desirable location within walking distance to Saltash Town Centre. Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area and a college. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

## VIEWINGS

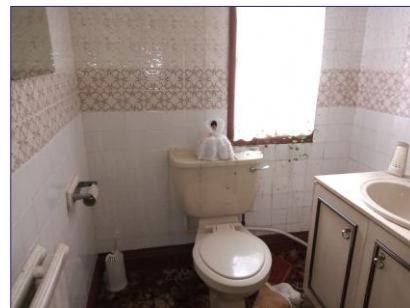
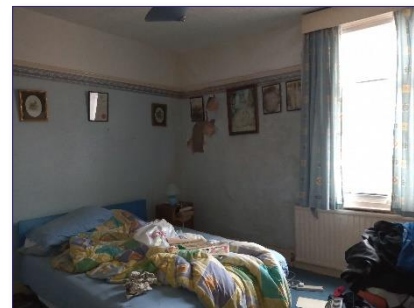
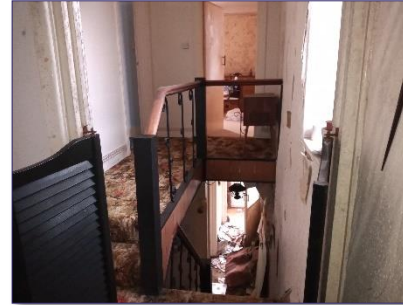
Please call Amy at Pantera Property for viewing arrangements.

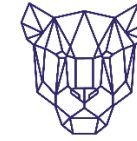
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	





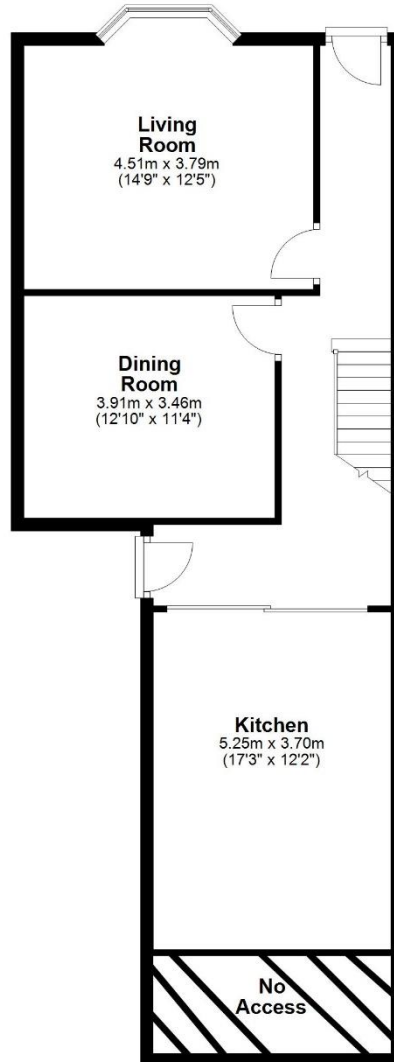
PANTERA  
PROPERTY





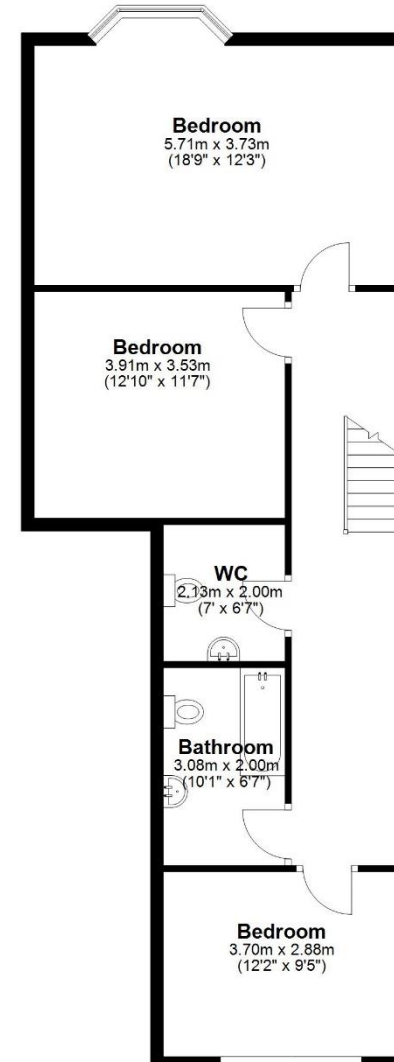
**Ground Floor**

Approx. 73.1 sq. metres (786.5 sq. feet)



**First Floor**

Approx. 73.8 sq. metres (794.4 sq. feet)



Total area: approx. 146.9 sq. metres (1581.0 sq. feet)

Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.