



MARC REES

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161 St. Stephens Road, Saltash, Cornwall, PL12 4NH

Guide Price £200,000

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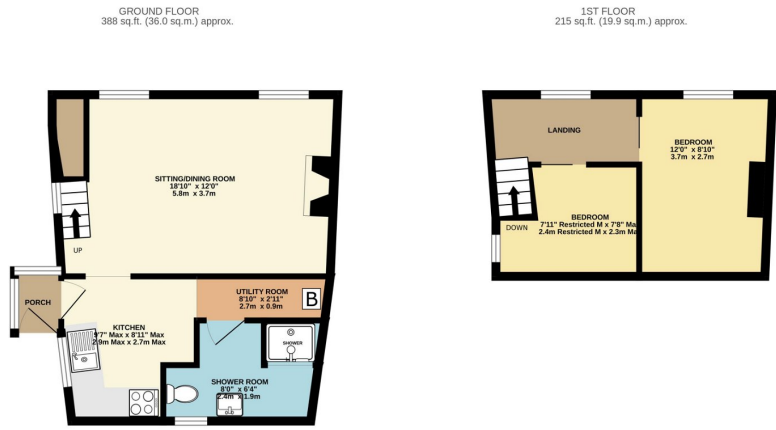
- Detached Cottage
- In Need of Modernisation
- Double Bedroom & Guest Bedroom
- Sitting/Dining Room
- Kitchen & Utility Room
- No Parking
- Downstairs Shower Room/ W.C.
- Enclosed Lawned Garden
- Double Glazing & Gas Central Heating
- No Chain & Please Quote MR0566







Nestled along the charming streets of this coastal town, this detached cottage offers a cosy retreat for those seeking a escape from busy City life. Boasting 1 double bedroom and a guest bedroom, this home could be perfect for a buyer wanting convenience combined with a charming ambience. The sitting/ dining room features a welcoming fireplace and beamed ceilings, creating a warm and inviting atmosphere for gatherings with loved ones. The modern kitchen is equipped with a range of wall units and a hob. There is also a utility room and a ground-floor shower room/W.C adds convenience and functionality to the layout. The enclosed lawned garden is filled with an array of flowers and shrubs that add colour and fragrance to the outdoor space. There is gas central heating and double glazing ensure modern benefits, while the potential for modernisation allows for personalisation and customisation to create the home of your dreams. Please quote MR0566.



TOTAL FLOOR AREA: 602 sq.ft. (56.0 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
 Made with Floorplan Creator

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	