



Wearde Road, Saltash PL12 4NP

welcome to

Wearde Road, Saltash

Fox and sons are pleased to bring to the market this spacious three bed end of terrace home offered to the market with no onward chain. There is off road parking for one vehicle, garage, downstairs w/c, lovely modern kitchen and family bathroom and front and rear gardens.



Entrance Hall

Carpet flooring, radiator, ceiling light, double glazed window to side.

Lounge

20' 1" x 11' 2" (6.12m x 3.40m)

Carpet flooring, radiator, ceiling light, electric fire place with open fire place behind, double glazed window to front and rear elevations.

Kitchen

9' 4" x 10' 6" (2.84m x 3.20m)

Vinyl flooring, wall and floor mounted units, electric hob and oven, dishwasher, fridge freezer, sink and drainer, washing machine and boiler.

Downstairs W / C

vinyl tiled flooring, ceiling light, hand basin, towel rail, W/C, double glazed window to rear.

Bedroom Three

7' 1" x 9' 9" (2.16m x 2.97m)

Carpet flooring, double glazed window to front, ceiling light.

Bedroom One

12' 5" x 10' 6" (3.78m x 3.20m)

Carpet flooring, radiator, ceiling light, double glazed window to rear, large storage cupboard.

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Carpet flooring, ceiling light, double glazed window to rear, storage cupboard with radiator.

Bathroom

Vinyl flooring, ceiling light, hand basin, bath with shower overhead, wall mounted towel rail, part tiled walls, wall mounted heater, W/C, double glazed window to rear.

Rear Garden

Off road parking for one vehicle, garage, area laid to lawn, bushes and shrubs.



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welcome to

Wearde Road, Saltash

- SEMI DETACHED
- NO CHAIN
- OFF ROAD PARKING
- GARAGE
- COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS104797 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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