



**Symons Road, Saltash PL12 4EG**

**welcome to**

## **Symons Road, Saltash**

A beautifully presented and extended period property located in Saltash. This spacious home is light throughout and has incredible design features. The home boasts three great size bedrooms, extended modern wren kitchen with snug area, three bedrooms, utility and downstairs w/c and loft space.



### **Entrance Hall**

Laminate flooring, space for coats and shoes, leads you through to all ground floor rooms.

### **Dining Room**

12' 5" x 12' 6" ( 3.78m x 3.81m )

Laminate flooring, radiator, ceiling light, open gas fire place. open to kitchen and snug area.

### **Kitchen**

14' 3" x 8' 4" ( 4.34m x 2.54m )

Laminate flooring, fitted wren kitchen, integrated appliances; dishwasher, fridge freezer, electric ovens, five gas hob burner. radiator, wall and floor units, sink and drainer, door to utility room and W/C . Opening to snug area.

### **Snug Area**

5' 4" x 10' 9" ( 1.63m x 3.28m )

Laminate flooring, ceiling light, upvc doors leading to garden, Roof lantern.

### **Utility Space**

7' x 5' 5" ( 2.13m x 1.65m )

Space for washing machine and tumble dryer, radiator, storage units, space for fridge freezer, laminate flooring, double glazed window to rear, door to W/C.

### **Lounge**

15' 11" x 11' 8" ( 4.85m x 3.56m )

Laminate flooring, two radiators, gas fire place, ceiling light, double glazed window to front, double wooden doors leading to dining room.

### **Bedroom One**

13' 1" x 9' 2" ( 3.99m x 2.79m )

Carpet flooring, ceiling light, double glazed window to front elevation. radiator. storage cupboard.

### **Bedroom Two**

12' 7" x 8' 11" ( 3.84m x 2.72m )

Carpet flooring, radiator, ceiling light, double glazed window to rear elevation, built in storage cupboard.

### **Bedroom Three**

12' 2" x 5' 7" ( 3.71m x 1.70m )

Radiator, carpet flooring, ceiling light, double glazed window to front.

### **Bathroom**

11' 3" x 8' 4" ( 3.43m x 2.54m )

Vinyl flooring, radiator, ceiling light, loft hatch, hand basin with storage, part tiled walls, Electric shower, Bath with shower head mixer tap. Storage cupboard.

### **Loft Room**

17' 10" x 12' 2" ( 5.44m x 3.71m )

Stairs from first floor leading to loft room currently being used as a bedroom, carpet flooring, Velux windows. built in storage, ceiling light, electric radiator, storage to the eaves.

### **Rear Garden**

Roller garage style door to rear, rear gate access, seating area and patio.



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## Symons Road, Saltash

- LOFT ROOM
- SNUG ROOM
- THREE BEDROOMS
- REAR GARDEN
- COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: C

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

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