









welcome to

Holcroft Close, Saltash

Fox and sons are pleased to bring to market this well presented three bedroom home in Saltash .The semi-detached home offers an abundance of space, from the outside in and is an absolute credit to its owners. The property also consist of allocated parking and garage in separate block.













Entrance Hall

Carpet flooring, ceiling light, radiator, coat rack, stairs to upper floor and door leading to ground level rooms.

Lounge

23' 9" x 14' 7" (7.24m x 4.45m)

Carpet flooring, radiator, ceiling light, electric fire place, double glazed window to front elevation.

Kitchen/Diner

16' 2" x 21' 10" (4.93m x 6.65m)

Vinyl flooring, ceiling lights, wall and floor mounted units, double glazed windows to rear elevation, space for washing machine, fridge freezer, cooker and dishwasher, breakfast bar, door leading to rear garden, storage cupboard, independent gas heater, radiator.

Landing

Ceiling light, carpet flooring, radiator, loft hatch, double glazed window to side elevation.

Bedroom One

13' x 7' 8" (3.96m x 2.34m)

Carpet flooring, ceiling light, radiator, storage cupboard with radiator and also houses the boiler, built in wardrobes, double glazed window to front elevation.

Bedroom Two

9' 7" x 9' (2.92m x 2.74m)

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

Bedroom Three

7' 6" x 9' 9" (2.29m x 2.97m)

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

Bathroom

Fully tiled throughout to walls and flooring, ceiling light, wall mounted heated towel rail, bath with shower overhead, hand basin with built in storage,

wall mounted mirror, w/c, double glazed windows to rear.

Outside

South facing front garden, along with side and rear gardens completing an estimate of 100 yards of garden, rear patio area and side patio, two outside taps, three shed - one complete with power, bushes and shrubs along with beautiful rose bush, areas laid to lawn, back gate leading to church road, parking space to the front of the property and garage in separate block.





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- THREE BEDROOMS
- ALLOCATED PARKING AND GARAGE
- THREE BEDROOMS
- REAR AND SIDE GARDENS
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: D

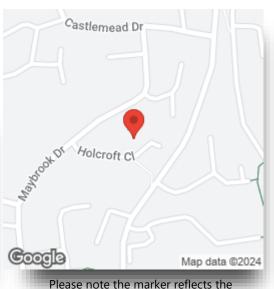
offers in excess of

£280,000









postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105396



Property Ref: SAS105396 - 0005 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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