









## welcome to

# **Oak Apple Close, Pillmere Saltash**

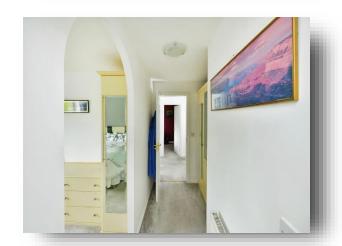
Fox and sons are pleased to bring to market this well presented four/five bedroom home in the sought after location of Saltash .This executive detached home with south facing garden offers ample parking via driveway and also larger than average garage.













## **Lounge/Dining Room**

32' 1" x 15' 6" ( 9.78m x 4.72m )

Laminate flooring, three radiators, under stairs storage, ceiling lights, gas fire, double glazed window to side, Upvc doors to leading to garden.

#### Kitchen

15' 6" x 11' 10" ( 4.72m x 3.61m )

Wall and floor based units, vinyl flooring, ceiling light, boiler, double glazed window to rear, space for fridge freezer, sink and drainer, integral dishwasher, double oven and gas hob.

## **Utility Room**

9' 4" x 6' 2" ( 2.84m x 1.88m )

Vinyl Flooring, plumbing for washing machine and tumble dryer, sink and drainer, ceiling light, part tiled walls, double glazed window to side and upvc door leading to side of the property, door leading to downstairs w/c.

### **Downstairs W/C**

radiator, ceiling light, towel holder, hand basin, w/c, vinyl flooring, double glazed window to side.

### **Bedroom One**

10' 3" x 12' 6" ( 3.12m x 3.81m )

To the entrance of the master bedroom is dressing area complete with built in wardrobes, carpet flooring, ceiling light, radiator with entrance leading to bedroom area complete with carpet flooring, built in wardrobes and vanity dresser, radiator, ceiling light, double glazed window to rear. Door leading to ensuite.

## **En-Suite**

Vinyl flooring, hand basin with tiled backsplash, w/c, radiator, ceiling light, extractor fan, shower and double glazed window to side.

## **Bedroom Two**

9' 3" x 10' 4" ( 2.82m x 3.15m )

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

#### **Bedroom Three**

13' 5" x 8' 6" ( 4.09m x 2.59m )

Carpet flooring, large fitted wardrobes, double glazed window to rear, radiator, ceiling light, wall mounted mirror.

### **Bedroom Four/ Office**

7' 8" x 8' 7" ( 2.34m x 2.62m )

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

#### **Bathroom**

Vinyl flooring, towel rail, radiator, bath with shower overhead, W/C, wash hand basin, part tiled walls, double glazed window to side and wall mounted mirror.

## **Reception Room 2/ Bedroom 5**

Versatile room within the property currently being used as a family room/ second reception room but also can double up as another bedroom. Complete with carpet flooring, two radiators, ceiling light, storage cupboards and double glazed window to side.

#### Outside

To the rear of the property the south facing garden is complete with decking area from the lounge/dining area. Patio and area laid to lawn, bushes and shrubs. To the front of the property the driveway has ample parking, larger than average garage complete with electric points.





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## Oak Apple Close, Pillmere Saltash

- EXECUTIVE DETACHED HOME
- SOUTH FACING REAR GARDEN WITH RAISED DECKING
- AMPLE DRIVEWAY PARKING
- LARGER THAN AVERAGE GARAGE
- COUNCIL TAX BAND E

Tenure: Freehold EPC Rating: C

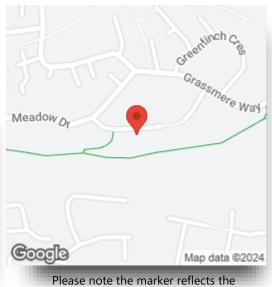
offers in the region of

£425,000









postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105403



Property Ref: SAS105403 - 0008 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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