



**Hollyhocks Callington Road, Carkeel Saltash PL12 6PH**

**welcome to**

**Hollyhocks Callington Road, Carkeel Saltash**

Fox and sons are pleased to bring to market this charming detached cottage with off road parking, garage and enclosed side garden. The property also consist of two bedrooms and downstairs bathroom. The lounge is complete with beautiful log burner and feature fireplace.



### **Lounge**

13' 1" x 14' 8" ( 3.99m x 4.47m )

Wood burning gas fire, carpet flooring, double glazed window to front, ceiling light, under stair storage.

### **Dining Room**

9' 5" x 5' 1" ( 2.87m x 1.55m )

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

### **Kitchen**

14' 4" x 5' 1" ( 4.37m x 1.55m )

Tiled flooring, wall and floor based units, Gas oven and hob, extractor fan, plumbing for washing machine, tiled splash backs, sink and drainer, ceiling light, double glazed window to side and rear.

### **Bathroom**

Tiled flooring, p shaped bath, shaver outlet, wash hand basin, wall mounted cabinet mirror, w/c, towel rail, ceiling light,

### **Bedroom One**

13' 6" x 9' 8" ( 4.11m x 2.95m )

Carpet flooring, ceiling light, radiator, double glazed window to front, open wardrobe space.

### **Bedroom Two**

10' 3" x 6' 3" ( 3.12m x 1.91m )

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

### **Outside**

Concrete pathway leading to front door and side garden, area laid to lawn, decked area, garden shed, gate access to driveway and garage.



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welcome to

## Hollyhocks Callington Road, Carkeel Saltash

- DETACHED COTTAGE
- GARDEN
- OFF ROAD PARKING & GARAGE
- TWO BEDROOMS
- COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: E

offers in excess of

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SAS105338 - 0006

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