









welcome to

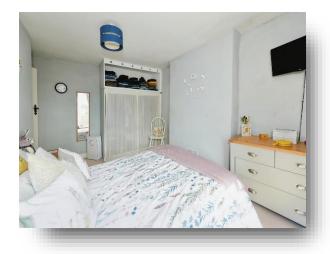
Hollyhocks Callington Road, Carkeel Saltash

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.





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

view this property online fox-and-sons.co.uk/Property/SAS105338



Property Ref: SAS105338 - 0006 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 quidance 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.



01752 847151



fox & sons

saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk

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.