



New Road, Saltash PL12 6HQ

welcome to

New Road, Saltash

We are pleased to bring to market this beautiful detached three double bedroom period home to the market. The property has undergone refurbishment and is an absolute credit to the owners, new roof installed in 2018 and solar panels which can be transferred to the new owner.



Lounge

13' 5" x 13' 2" (4.09m x 4.01m)

Laminate flooring, double glazed window to front, radiator, ceiling light and log burner.

Dining Room

11' 11" x 13' 4" (3.63m x 4.06m)

Double glazed window to front, radiator, ceiling light, fireplace.

Kitchen

13' 2" x 9' 8" (4.01m x 2.95m)

oak flooring, wall and floor based units, range master gas cooker, integral fridge freezer and microwave, ceiling light, sky light, Belfast style sink unit, tiled splash backs, window seat and double glazed window to rear.

Utility Room

8' 9" x 10' 8" (2.67m x 3.25m)

wash hand basin and drainer, tiled splash backs, space and plumbing for washing machine, wall and floor base units, radiator, tiled flooring, boiler (only one year old), ceiling light, double glazed window to rear. Door to garden.

Downstairs W/C

3' 2" x 3' 6" (0.97m x 1.07m)

low level W/C.

Bedroom One

14' 1" x 13' 3" (4.29m x 4.04m)

Double glazed window to front and rear, radiator, ceiling light, carpet flooring,

Bedroom Two

13' 2" x 9' 1" (4.01m x 2.77m)

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

Bedroom Three

8' 7" x 10' 6" (2.62m x 3.20m)

Double glazed window to rear, radiator, ceiling light, carpet flooring.

Bathroom

Double glazed window to front, ceiling light, shower over bath, storage cupboard, wash hand basin. w/c, radiator, vinyl flooring.

Outside

Steps leading to the garden which is complete with bushes and shrubs, patio area providing an ideal spot for table and chairs and beautiful flowers. At the side of the property there is a doorway leading into a workshop with power and lighting, door leading to the front aspect.



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New Road, Saltash

- DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- WORKSHOP WITH POWER AND LIGHTING
- SOLAR PANELS
- COUNCIL TAX BAND - C

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105452 - 0004

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