



Pollards Way, SALTASH PL12 6UJ

welcome to

Pollards Way, SALTASH

We are pleased to bring to the market this impressive and immaculately presented three bedroom detached home in sought after location of Saltash the property offers ample off road parking spaces and car port, a large enclosed rear garden, a great space for entertaining. A Must View!



Entrance Hall

Oak laminate flooring, radiator, ceiling light, smoke alarm.

Downstairs W/C

Oak laminate flooring, wall mounted heated towel rail, corner wash hand basin, double glazed window to side, w/c.

Lounge/Dining Room

17' 5" x 15' 10" (5.31m x 4.83m)

Oak laminate flooring, storage cupboard, two radiators, ceiling lights and drop lights to dining area, upvc doors to rear garden, double glazed window to front.

Kitchen

9' 4" x 10' (2.84m x 3.05m)

Oak laminate flooring, wall and floor based units, sink and drainer, boiler, double oven and microwave, wine cooler, integral fridge freezer, induction hob and extractor fan, real wood surfaces to base units, ceiling lights, double glazed window to side.

Landing

carpet flooring, ceiling light, double storage cupboard, loft access which is part boarded, double glazed window to front, ceiling light.

Bedroom One

15' 11" x 9' 5" (4.85m x 2.87m)

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

Bedroom Two

8' 8" x 12' 1" (2.64m x 3.68m)

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

Bedroom Three

9' 1" x 6' 10" (2.77m x 2.08m)

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

Bathroom

Tiled walls and flooring, heated towel rail, wash hand basin with storage, bath with shower overhead, shaver outlet, wall mounted mirror, w/c, double glazed window to front.

Outside

Front garden with tarmac parking areas for three/four cars, there is also a timber car port for additional parking space/storage. The rear garden has a paved patio area, a lawned area, graveled areas and a raised decked area with timber garden shed. Summerhouse and the garden is enclosed with raised fencing.



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Pollards Way, SALTASH

- DETACHED HOME
- CAR PORT
- AMPLE OFF ROAD PARKING
- LARGE REAR GARDEN
- COUNCIL TAX BAND - C

Tenure: Freehold EPC Rating: C

offers in excess of

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105439 - 0006

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