





# 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 )

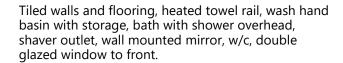
Carpet flooring, ceiling light, radiator, double glazed window to side.

# **Bedroom Three**

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

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

# **Bathroom**



#### 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 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.

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