



Fore Street, St. Germans Saltash PL12 5NR

welcome to

Fore Street, St. Germans Saltash

A beautiful property full of character in the ever popular village of St Germans. This terraced cottage offers three bedrooms, four reception rooms and a mature garden that is the perfect escape from day to day life. Please call us today to arrange your viewing,



Entrance Porch

Stable door taking you into the porch, ceiling light, carpet floor, 2 glazed windows into the lounge, door to lounge.

Lounge

30' 1" max x 14' 10" max (9.17m max x 4.52m max)
Currently split into 2 separate areas with curtains making a snug area around the solid fuel fireplace with carpet flooring, ceiling light, window to the front and stairs to the first floor. There is also a door leading to a utility area with downstairs wc.. The main lounge area has a ceiling light, carpet flooring , cupboards, storage heater, wooden window seat to the front, a blocked off fire place and a door to a passageway leading to the bathroom, kitchen and diner.

Cloakroom

Single glazed window rear, w/c, wash hand basin, vinyl floor, ceiling light.

Passageway

Ceiling light, carpet flooring, door to bathroom and kitchen,

Ground Floor Bathroom

Ceiling lights, bath, sink, carpet flooring, cupboard space.

Kitchen/Diner

13' 5" max x 11' 1" max (4.09m max x 3.38m max)
Ceiling lights, slate flooring, wall mounted and floor based units, electric aga, space for washing machine, oven and fridge freezer, sink, window to side, door to dining area.

Dining Room

16' 6" max x 13' 2" max (5.03m max x 4.01m max)
Ceiling light, wall lights, windows to side and rear, door to w/c, door to garden, carpet flooring.

Rear Cloakroom

Ceiling and wall lights, window to side and rear, w/c, wash hand basin, door to rear garden, vinyl flooring.

Landing

From the lounge there are two curved staircases leading to separate parts of the first floor landing. We will start with the staircase to the left of the property, in the snug area.

A curved staircase with wooden steps, ceiling light and access to bedroom two.

Bedroom Two

15' 8" max x 11' 10" max (4.78m max x 3.61m max)
Ceiling light, carpet flooring, window to the front, door to bathroom.

Bathroom

Ceiling light, loft access, storage cupboard, w/c, bath with shower over head, wash hand basin, window to rear, door to landing.

Landing

doors leading to bedrooms 1 and 3, wall lights, window to rear, door to study. Curved staircase to lounge.

Bedroom One

16' 10" max x 10' 5" max (5.13m max x 3.17m max)
Ceiling light, window to front, carpet flooring.

Study

14' 5" max x 9' 3" max (4.39m max x 2.82m max)
Ceiling light, window to side and sky window, carpet flooring, door to bedroom 3.

Bedroom Three

Ceiling light, carpet flooring, window to rear, wall cupboards perfect for wardrobe space,



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Fore Street, St. Germans Saltash

- THREE BEDROOMS
- COTTAGE
- CHARACTER
- PARKING
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: F

£360,000



directions to this property:

From the A38 at Tideford continue West then take the left after the bend that is signed for St Germans and Liskeard. This will take you onto the B3249, you will continue on here for approximately 1.4 miles before you enter St Germans, starting with Gallery Lane, continue straight on Gallery Lane and you will come into Fore Street, you will see a pub - The Eliot Arms and the property is situated 3 houses further along the road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105420 - 0007

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01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



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