



Buller Park, SALTASH PL12 4LD

welcome to

Buller Park, SALTASH

We are pleased bring to market this spacious end of terraced house in the popular residential location of saltash. The property comprises of entrance hall, living room, large kitchen / diner, bathroom and two double bedrooms, also an enclosed rear garden.



Entrance

Radiator, laminate flooring, ceiling light, door leading to lounge and kitchen/diner, stairs to upper level.

Lounge

14' 11" x 11' 7" (4.55m x 3.53m)

Laminate flooring, radiator, ceiling light, gas fire place and double glazed window to front elevation.

Kitchen

18' x 8' (5.49m x 2.44m)

Vinyl flooring, wall and floor based units, storage cupboard, breakfast bar, sink and drainer, radiator, electric oven and electric hob, integrated fridge freezer and washer dryer, stable door leading to garden and double glazed window to rear elevation.

Bedroom One

11' 3" x 8' 10" (3.43m x 2.69m)

Laminate flooring, radiator, ceiling light, two storage cupboards and double glazed window to rear elevation.

Bedroom Two

14' 11" x 8' 4" (4.55m x 2.54m)

Carpet flooring, ceiling light, storage cupboard, radiator, loft hatch and double glazed window to front elevation.

Bathroom

Laminate flooring, ceiling light, tiled walls, bath with shower overhead, radiator, towel rail, storage cupboard, hand basin, w/c and double glazed window to rear elevation.

Rear Garden

Rear garden can be accessed from the kitchen/diner via stable door, the garden is a great size and enclosed. Water tap, shed, access gate which leads to service lane.



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Buller Park, SALTASH

- END OF TERRACE
- TWO DOUBLE BEDROOMS
- FRONT AND ENCLOSED REAR GARDENS
- KITCHEN/DINER
- COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: D

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105453 - 0009

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 guidance 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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