



Burnett Close, Saltash PL12 4LL

welcome to

Burnett Close, Saltash

We are delighted to bring to market, this spacious three-bedroom home in sought after location in Saltash. The property is well presented throughout and has a beautiful south facing garden, family bathroom, fitted kitchen & conservatory, spacious lounge, front garden and single garage.



Entrance Hallway

Ceiling light, storage cupboard, carpet flooring, door to living room.

Lounge

15' 10" x 14' 7" (4.83m x 4.45m)

Ceiling light, double glazed window to front, under stairs cupboard, carpet flooring,

Kitchen

14' 6" x 8' 5" (4.42m x 2.57m)

Ceiling light, double glazed windows to rear, wall mounted and floor based units, electric oven, gas hob, extractor fan, space for fridge freezer, washing machine and tumble dryer, wine rack and vinyl flooring.

Conservatory

11' 10" x 8' 10" (3.61m x 2.69m)

Laminate flooring, door to garden.

Bedroom One

14' 3" x 8' 6" (4.34m x 2.59m)

Double glazed window to front, radiator, carpet flooring.

Bedroom Two

10' x 8' 4" (3.05m x 2.54m)

Ceiling light, double glazed window to rear, radiator, carpet flooring.

Bedroom Three

9' 9" x 5' 9" (2.97m x 1.75m)

Ceiling light, double glazed window to front, storage cupboard, carpet flooring.

Bathroom

Ceiling light, vinyl flooring, dg window to rear, , bath with shower over head, w/c, wash hand basin, heated towel rail, storage cupboard, radiator, wall mounted cabinet, vinyl flooring.

Rear Garden

Outdoor light, patio area, shed, enclosed with fencing,

Garage

The property benefits from a garage in a separate block.



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welcome to

Burnett Close, Saltash

- THREE BEDROOMS
- SOUTH FACING GARDEN
- TERRACE
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND - B

Tenure: Freehold EPC Rating: C

offers in excess of

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS104890 - 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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