



**Church Street, Landrake Saltash PL12 5ER**

**welcome to**

**Church Street, Landrake Saltash**

Fox & Sons are delighted to present this two bedroom character cottage in the popular area of Landrake. The property is double glazed throughout and has a gorgeous southerly facing rear garden with a summer house! Call today to book your viewing.



## Lounge

14' 5" max x 13' 4" max ( 4.39m max x 4.06m max )

Ceiling light, wall light, double glazed sash window to the front with slate windowsill, radiator, electric fire place with feature brickwork surround, wooden flooring, stairs to first floor, door to kitchen.

## Kitchen

13' 2" max x 9' 8" max ( 4.01m max x 2.95m max )

Fitted kitchen with wall mounted and floor based units, ceiling light, double glazed window to rear, 1 1/2 sink and drainer, space for washing machine, fridge freezer, dishwasher, integrated oven, gas hob, under stairs storage, door to rear porch, slate flooring.

## Rear Porch

Wall light, tiled flooring, door to rear garden, space for dryer.

## Landing

Ceiling light, radiator, carpet flooring, loft access, airing cupboard, doors to bedrooms 1,2 and bathroom.

## Bedroom One

13' 3" max x 8' 2" max ( 4.04m max x 2.49m max )

Ceiling light, double glazed sash window to front, radiator, carpet flooring.

## Bedroom Two

8' 5" max x 8' 4" max ( 2.57m max x 2.54m max )

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

## Bathroom

Ceiling light, double glazed sash window to front, heated towel rail, shower cubicle, w/c, wash hand basin, part tiled walls, tiled flooring.

## Rear Garden

A beautiful southerly facing garden, vibrant with colours. As you step out from the rear porch there is a shared pathway with a block built shed opposite with a patio area to the side. Further along the

pathway there are some steps, leading to a grass pathway taking you to a lawn area with bushes and shrubs. To the left is a gate, in here is the main part of the garden, enclosed and private, mature bushes and shrubs to either side of the pathway. The pathway then leads you to a lawn area on one side, with a raised decking area on the other, the raised decking area is outside the summer house, currently being used as an art studio with views to Landrake Church. At the end of the garden is a further patio area with a shed and further colourful, bushes and shrubs.



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## Church Street, Landrake Saltash

- NO ONWARD CHAIN
- TWO BEDROOM COTTAGE
- SOUTH FACING GARDEN
- VIEWS OF THE CHURCH
- COUNCIL TAX BAND A

Tenure: Freehold EPC Rating: D

guide price

**£215,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105475 - 0010

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fox & sons



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