



Barton Meadow, Pillaton Saltash PL12 6SE

welcome to

Barton Meadow, Pillaton Saltash

Fox and sons are pleased to bring to market this detached bungalow which is a two-bedroom gem nestled in a sought-after location. Spacious garage, a lengthy driveway, and a large rear garden offering breath-taking views, this property exudes charm and tranquillity.



Entrance Hall

Large open hallway, storage cupboard, ceiling light, radiator, wood flooring and doors leading to all rooms.

Lounge

19' x 12' 9" (5.79m x 3.89m)

Carpet flooring, ceiling light, stone fire place, radiator, bay double glazed window to front elevation.

Dining Room

10' 3" x 9' (3.12m x 2.74m)

Wood flooring, radiator, ceiling light, door to conservatory leading to rear garden, double glazed window to rear elevation.

Kitchen

12' 10" x 7' 7" (3.91m x 2.31m)

Vinyl tile flooring, wall and floor mounted units, part tiled walls, ceiling light, space for cooker, washing machine and fridge freezer, sink and drainer, door to rear and double glazed window to side elevation.

Conservatory

12' 2" x 7' 9" (3.71m x 2.36m)

Laminate flooring, door to garden.

Bedroom One

12' 6" x 11' 8" (3.81m x 3.56m)

Carpet flooring, radiator, ceiling light, double glazed window to rear elevation.

Bedroom Two

8' 10" x 13' 3" (2.69m x 4.04m)

Carpet flooring, ceiling light, radiator and double glazed window to front elevation.

Shower Room

Part tiled walls with aqua board panels, walk in shower with hand rails, wall mounted mirrored cabinet, wall mounted towel rail, shaver outlet, electric shower, vinyl tiled flooring, double glazed window to side elevation.

W/ C

Vinyl flooring, ceiling light, radiator, W/C.



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welcome to

Barton Meadow, Pillaton Saltash

- DETACHED BUNGALOW
- GARAGE WITH LONG DRIVEWAY
- LARGE REAR GARDEN WITH BEAUTIFUL VIEWS
- TWO BEDROOMS
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: D

offers in excess of

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105523 - 0002

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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