



**Stanlake Close, Saltash PL12 4EY**

**welcome to**

**Stanlake Close, Saltash**

**\*\*Offers in excess of £160,000. \*\*Situating in an elevated position in this popular residential area, is a great two double bedroom terraced house. complete with spacious lounge, kitchen, family bathroom and front and rear gardens with garage in separate block.**



### **Entrance Hall**

Large storage cupboard, ceiling light, double glazed aluminium window to side elevation.

### **Lounge**

12' 1" x 15' 11" ( 3.68m x 4.85m )

carpet flooring, aluminium window to front elevation, ceiling light, electric fire door to kitchen.

### **Kitchen**

12' 3" x 8' 5" ( 3.73m x 2.57m )

vinyl flooring, storage cupboard, breakfast bar, wall and floor base units, radiator, ceiling light, boiler, aluminium window to rear elevation, space for cooker and hob, space for fridge freezer, upvc door to garden.

### **Bedroom One**

12' x 10' 2" ( 3.66m x 3.10m )

carpet flooring, double glazed window to front, ceiling light, radiator and built in wardrobes.

### **Bedroom Two**

12' 3" x 8' 9" ( 3.73m x 2.67m )

carpet flooring, ceiling light, radiator, aluminium windows to rear, storage cupboard, wall light,

### **Bathroom**

Radiator, ceiling light, extractor fan, vinyl flooring, towel rail holder, bath with shower overhead, part tiled walls.w/c.

### **Rear Garden**

Patio area, bushes and shrubs, area laid to lawn, rear gate, washing line.



***view this property online*** [fox-and-sons.co.uk/Property/SAS105342](http://fox-and-sons.co.uk/Property/SAS105342)



welcome to

## Stanlake Close, Saltash

- NO CHAIN
- GARAGE IN SEPARATE BLOCK
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£160,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/SAS105342](https://fox-and-sons.co.uk/Property/SAS105342)



Property Ref:  
SAS105342 - 0005

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.

  
fox & sons



**01752 847151**



[saltash@fox-and-sons.co.uk](mailto:saltash@fox-and-sons.co.uk)



20 Fore Street, SALTASH, Cornwall, PL12 6JL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)