







welcome to

Prouse Rise, SALTASH

Fox and sons are pleased to bring to market this spacious three-bedroom home, in a tucked away position within Saltash. Entrance hallway, lounge, kitchen/diner, shower room and three bedrooms. Enclosed, low maintenance rear garden with storage sheds. uPVC double glazing and gas central heating.













Lounge

11' 6" x 12' 8" (3.51m x 3.86m) Double glazed front window. Laminate flooring. Gas fireplace. Ceiling light. Radiator.

Kitchen

17' 8" x 11' 8" (5.38m x 3.56m) Wall and floor units with sink and drainer. Rear double glazed window. Vinyl flooring. Space for cooker. Radiator. Ceiling light. UPVC rear door to the garden.

Landing

Storage cupboard. Ceiling light. Radiator.

Bedroom One

12' 8" \times 10' 1" ($3.86m \times 3.07m$) Front double glazed window. Laminate flooring. Ceiling light. Radiator.

Bedroom Two

10' 9" x 9' (3.28m x 2.74m) Rear double glazed window. Laminate flooring. Ceiling Light. Radiator.

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m) Rear double glazed window. Laminate flooring. Ceiling light. Radiator.

Bathroom

Rear double glazed window. Tiled walls. Sink. w/c. Ceiling light. Radiator. Vinyl flooring, shower.

Rear Garden

Patio area. Rear railings. Rear gate to coombe woods. Two rear sheds. Underneath patio area.





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Prouse Rise, SALTASH

- NO CHAIN
- **REAR GARDEN**
- OPEN PLAN KITCHEN/DINER
- THREE BEDROOMS
- COUNCIL TAX BAND B

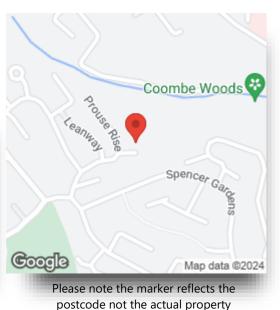
Tenure: Freehold EPC Rating: D

£210,000









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Property Ref: SAS105500 - 0003 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 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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





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