



**Prouse Rise, SALTASH PL12 4TD**



**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" x 10' 1" ( 3.86m x 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

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105500 - 0004

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