







welcome to

Phoenix Cottage Victoria Road, Saltash

Fox and sons are pleased to bring to market this four bedroom terraced home that not only offers space and comfort but is beautifully decorated throughout. The home offers spacious lounge/diner, kitchen, recently renovated bathroom and four ample bedrooms, utility room and level garden.













Entrance Hall

Original floor boards. Wall lights. Understairs storage. Ceiling light. Radiator.

Lounge/Diner

25' 8" x 10' 8" (7.82m x 3.25m)

Front double glazed bay window. Original floorboards. Two ceiling lights. Gas fireplace in Lounge. Two wall lights. Rear double glazed window. Two radiators.

Kitchen

Two double glazed side windows. Integrated fridge freezer and dishwasher. Gas hob and electric oven. Sink and drainer. One year old laminate flooring. Ceiling light. Door to the garden.

Utility Room

6' x 9' (1.83m x 2.74m) Side double glazed window. Electric and outside socket in garden shed.

Bedroom Two

10' 9" x 14' (3.28 m x 4.27 m)Front double glazed bay window. Carpet. Ceiling light. Wall radiator.

Bedroom Three

12' 9" x 10' 6" (3.89m x 3.20m) Rear double glazed window. Carpet. Ceiling light. Radiator.

Bedroom One

12' x 15' 11" (3.66m x 4.85m) Velux window. Laminate flooring. wardrobe space. Ceiling light. Radiator.

Bedroom Four

10' \times 5' 7" ($3.05m \times 1.70m$) Front double glazed window. Ceiling light. Carpet. Radiator.

Bathroom

Rear double glazed window. Part tiled walls. Laminate flooring. Bath tub. WC. Shower. Hand basin. Wall mirror. Ceiling light. Boiler.

Rear Garden

Bushes and shrubs. Patio area. Decked area. Access to utility room.





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Phoenix Cottage Victoria Road, Saltash

- FOUR BEDROOM TERRACED HOME
- LARGE OPEN PLAN LOUNGE/DINER
- RENOVATED BATHROOM
- **NEW CONSUMER UNIT**
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: Awaited

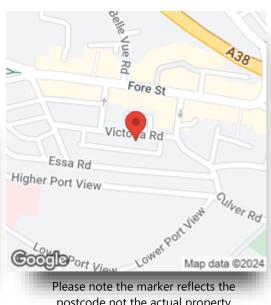
offers in excess of

£265,000









postcode not the actual property

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Property Ref: SAS105526 - 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 or contract. 3. The measurements indicated are supplied for quidance 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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