



**Phoenix Cottage Victoria Road, Saltash PL12 4DL**

**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' ( 3.28m x 4.27m )

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' x 5' 7" ( 3.05m x 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: Awaiting

offers in excess of

**£265,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105526 - 0003

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