



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



**welcome to**

**Phoenix Cottage Victoria Road, Saltash**

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: D

offers in excess of

**£245,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105526 - 0011

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