



**Lowertown Close, Landrake Saltash PL12 5DG**

**welcome to**

**Lowertown Close, Landrake Saltash**

We are pleased to bring to market this well presented property situated in a popular village location. The accommodation comprises of three bedrooms, bathroom, large kitchen, lounge, conservatory/diner, front & rear gardens and garage. The property benefits from gas central heating and double glazing.



### **Lounge**

15' 8" x 10' 7" ( 4.78m x 3.23m )

Double glazed window to the front elevation. Oak Flooring. Oak skirting. Wall mounted Electric Fire. Ceiling lights. Radiator. Door to kitchen.

### **Kitchen**

15' 8" x 10' 7" ( 4.78m x 3.23m )

Click-Clack tiled flooring. Solid Oak Cupboard Doors/ Floor base units. Range master 5 hob induction burner and two electric ovens and grill. Range master cooker hood. Space for washing machine. Ceiling light. Radiator. Double glazed door to conservatory. UPVC door to side path.

### **Conservatory/diner**

15' 8" x 8' 8" ( 4.78m x 2.64m )

UPVC windows to the side. UPVC sliding door to the side. Wall lights. Carpet. Radiator.

### **Bedroom One**

14' 8" x 9' 6" ( 4.47m x 2.90m )

Rear double glazed window. Oak flooring and skirting. Ceiling light. Radiator.

### **Bedroom Two**

11' 5" x 8' 4" ( 3.48m x 2.54m )

Front double glazed window. Oak flooring and skirting. Ceiling light. Radiator.

### **Bedroom Three**

7' 8" x 7' 2" ( 2.34m x 2.18m )

Front double glazed window. Solid Oak Flooring and skirting. Ceiling light. Radiator.

### **Bathroom**

Rear double glazed window. Shower with aqua board. Touch light mirror. Hand basin. WC. Vinyl flooring. Towel radiator. Ceiling light. Extractor fan.

### **Front Garden**

Bushes and shrubs. Small steps down to front door. Area laid to lawn.

### **Rear Garden**

Side gate access. Enclosed with area laid to lawn. Steps to garden. Shed with power and lighting.

### **Garage**

Up and overdoor and rear door. Power and lighting.



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## Lowertown Close, Landrake Saltash

- THREE BEDROOM SEMI DETACHED HOME
- FRONT AND REAR GARDENS
- SHARED DRIVE WITH PARKING AND GARAGE
- CONSERVATORY
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105503 - 0007

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