







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.

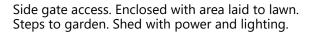
Bathroom

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



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









postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105503



Property Ref: SAS105503 - 0007 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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