



Farthings Newport, St. Germans Saltash PL12 5NX

welcome to

Farthings Newport, St. Germans Saltash

In the popular and highly sought after village of St Germans, this end terraced cottage offers great sized accommodation and in good order throughout. The property is situated a short walk to the village centre and enjoys many amenities such as the local pub, shop and village hall. No Chain



Entrance

Property is approached from the road to a front entrance porch with wooded double doors; this porch gives access to this, and a neighbouring cottage. There is also access to a side courtyard garden via gateway at the side of the house. To the front is a small garden with a raised wall and a mixture of shrubs and plants. The main entrance door opens into the living room.

Lounge

15' 6" into bay not fireplace x 14' (4.72m into bay not fireplace x 4.27m)
Front double glazed window. Stone fireplace. 2 X Economy 7 Night Storage radiator, Wi-Fi enabled for remote control when at home or away from the property. Ceiling light. Front door. Door to the kitchen. Carpet

Kitchen

15' 11" max x 9' 3" (4.85m max x 2.82m)
Two rear double glazed windows. Under stair storage. Wall and base units. Tiled flooring.
.Freestanding Washer / Dryer. Freestanding Dishwasher, Freestanding cooker. Economy 7 Night storage radiator. Ceiling spot lights UPVC back door.

Bedroom One

11' 3" max into bay x 14' 3" (3.43m max into bay x 4.34m)
Front double glazed window. Economy 7 Night Storage radiator, Wi-Fi enabled for remote control when at home or away from the property. Ceiling light. Carpet

Bedroom Two

12' 11" max x 10' 3" (3.94m max x 3.12m)
Rear double glazed window. Economy 7 Night Storage radiator. . Ceiling light. Carpet

Bathroom

Front double glazed window. Electric Shower, wash hand basin and w/c. Wall heater. Economy 7 Night Storage radiator. Storage cupboard. Vinyl flooring.

Loft

Accessed via a pull down ladder on the landing.
Mostly boarded with a skylight window to the rear.
Has been used in a past as a computer room.

Gardens,Courtyard & Workshop

From the kitchen, a upvc double glazed door opens to a side courtyard garden which has a front facing access gate to the road, water point and a block build shed providing useful storage space. There is space for garden furniture and a raised flowerbed has a mixture of shrubs and plants. A door opens to an excellent sized workshop situated to the rear of the neighbouring garage. The workshop has power, light and space for storage. A path continues to the rear of the property, where there is further space for storage, a mixture of shrubs and plants. The pathway also leads behind the workshop to a gateway and path leading to the rear gardens. The garden is elevated and separate from the cottage, situated at the rear and a little further along the terrace. The pathway leads to a gateway which gives access through one neighbouring garden to a second gateway which opens into the private garden of this cottage. To the rear of the garden there is a timber built summer house with a patio area and timber storage shed From the top of the garden there are delightful views over the rooftops of St Germans towards the surrounding countryside and woodland.



view this property online fox-and-sons.co.uk/Property/SAS105552



welcome to

Farthings Newport, St. Germans Saltash

- NO CHAIN
- TWO BEDROOM END TERRACED COTTAGE
- LARGE REAR GARDEN & SIDE PATIO
- MODERN FITTED KITCHEN
- POPULAR VILLAGE LOCATION

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105552



Property Ref:
SAS105552 - 0013

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 guidance 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk