



New Road, SALTASH PL12 6HL

welcome to

New Road, SALTASH

Welcome to this charming two-bedroom semi-detached home, perfectly situated in the heart of Saltash. This delightful property boasts two generously sized bedrooms, providing ample space for relaxation and comfort. Two reception rooms, front and rear gardens, kitchen and larger than average bathroom.



Entrance Hall

Dado rail. Understair storage cupboard. Stairs to first floor. Carpet. Ceiling light,

Lounge

14' x 15' 2" into bay window (4.27m x 4.62m into bay window)
Front double glazed window. Multi fuel boiler with slate hearth. Ceiling light. Coved ceiling. Radiator. Carpet

Dining Room

13' 9" x 11' (4.19m x 3.35m)
Rear new double glazed window. Open fireplace. Laminate flooring. Ceiling light. Exposed brickwork. Radiator. Coved ceiling.

Kitchen

9' 10" x 8' 8" (3.00m x 2.64m)
New double glazed window. Wall and base units with stainless steel sink. Concealed lighting. Stainless steel oven and hob with extractor fan. Laminate flooring. Space for fridge. Doors to the garden and utility room.

Utility Room

10' x 6' (3.05m x 1.83m)
Rear glazed door to the garden. Plumbing for washing machine. Space for freezer and tumble drier.

Bedroom One

13' 3" x 12' 9" (4.04m x 3.89m)
Front double glazed window. Ceiling light. Radiator. Carpet.

Bedroom Two

11' x 10' 6" (3.35m x 3.20m)
New rear double glazed window. Pine fire surround. Radiator. Ceiling light, Carpets.

Bathroom

Part tiled with vinyl flooring. Paneled bath tub, vanity wash hand basin with cupboards and low flush wc. Corner shower cubicle. Radiator. Wall mounted heater. Ceiling light.

Front Garden

Steps to the front door. Sloping garden with mature shrubs.

Rear Garden

Enclosed garden, decked area and mature shrubs. Lawned area.



view this property online fox-and-sons.co.uk/Property/SAS105597



welcome to

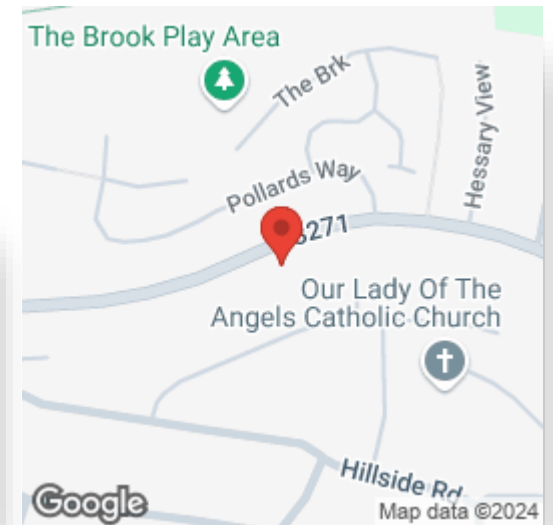
New Road, SALTASH

- TWO BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- UTILITY ROOM
- SPACIOUS FAMILY BATHROOM
- GARDENS FRONT AND REAR

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105597



Property Ref:
SAS105597 - 0002

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



01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk