



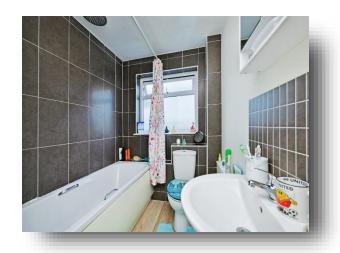


welcome to

Tamar Court, Saltash

Discover this charming 2-bedroom flat on Saltash High Street, featuring high ceilings, spacious double bedrooms, and a large lounge/diner perfect for entertaining. The modern kitchen is fully equipped, making it an ideal home in a convenient location.













Entrance Hall

Ceiling light, 2 storage cupboards, radiator, carpet flooring, double glazed window to side, doors leading to lounge, bathroom, kitchen, bedroom one & bedroom two.

Lounge

17' 11" x 11' 11" (5.46m x 3.63m) Ceiling light, double glazed window to rear, radiator, carpet flooring.

Kitchen

10' 10" x 10' (3.30m x 3.05m)

Ceiling light, double glazed window to the side, wall mounted and floor based units, space for washing machine, electric oven, hob, extractor fan, sink and drainer, vinyl flooring.

Bedroom One

13' 7" \times 10' 5" ($4.14m \times 3.17m$) Ceiling light, double glazed window to side, radiator, carpet flooring.

Bedroom Two

13' 1" \times 10' 4" ($3.99m \times 3.15m$) Ceiling light, double glazed window to front, radiator, carpet flooring.

Bathroom

Ceiling light, double glazed window to side, bath with shower over, w/c, wash hand basin, part tiled, laminate flooring.





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- TWO DOUBLE BEDROOMS
- HIGH CEILINGS
- SPACIOUS KITCHEN
- LOCATED ON THE HIGH STREET
- THREE PEICE BATHROOM SUITE

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000









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Property Ref: SAS105639 - 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 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.

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