



The Brook, Saltash PL12 6UL

welcome to

The Brook, Saltash

Fox and sons are pleased to market this well-presented and deceptively spacious split level semi-detached house situated in a sought after cul-de-sac location of Saltash. Please contact us today to arrange your viewing.



Entrance Hall

Carpet flooring, radiator, ceiling light and storage cupboard. The hallway leads to open plan lounge/diner. Stairs to lower level and access to bedroom four/studio and W/C. Access via ceiling hatch with pull down ladder to the fully boarded loft

Lounge/Diner

20' 6" x 13' 8" (6.25m x 4.17m)

Rear double glazed window, Double UPVC doors to the balcony, Carpet flooring, ceiling light, Two radiators, Archway providing access to the kitchen and soundproof door leading to Playroom/ Bedroom four.

Kitchen

10' 5" x 9' 5" (3.17m x 2.87m)

Front double glazed window. Wall and base units with sink drainer and work tops. Electric hob and oven. Integrated Dishwasher, Wall mounted boiler which has just recently been installed with 8 year guarantee. Vinyl flooring, microwave and part tiled walls. Space for large fridge freezer. Archway to Lounge/diner.

W/C

Vinyl flooring, ceiling light, W/C, Hand basin and extractor fan.

Studio/Bedroom Four

14' 3" x 7' 10" (4.34m x 2.39m)

Carpet flooring, ceiling light, sound proof room, Triple glazed window to rear. Currently being used as a playroom but can be used as fourth bedroom.

Utility Room

9' 1" x 6' 7" (2.77m x 2.01m)

Newly installed base units with single drainer sink. Plumbing for washing machine and space for additional white goods and tumble dryer. Newly installed UPVC window and door to the rear. Vinyl Flooring. Storage Cupboard. Radiator.

Bedroom One

15' 7" x 10' 10" (4.75m x 3.30m)

Rear double glazed window, walk in closet, Carpet flooring, Ceiling light, Radiator. Door to Ensuite.

En-Suite

Shower cubicle, wash hand basin and w/c. Radiator. Vinyl flooring and ceiling lights. Extractor Fan.

Bedroom Two

9' 10" x 10' 9" (3.00m x 3.28m)

Rear double glazed window. Built in wardrobe/storage cupboard, Ceiling light. Radiator.

Bedroom Three

8' 10" x 7' 4" (2.69m x 2.24m)

Rear double glazed window. Storage cupboard/wardrobe, Ceiling light. Radiator.

Bathroom

Bath tub with shower screen and overhead shower. Wash hand basin and W/C. Vinyl flooring, part tiled walls and extractor fan. Under stairs storage cupboard. Radiator.

Front

Drive way parking for three vehicles and storage to front part of converted garage space.

Rear

Mainly laid to lawn with a paved area. Hot Tub



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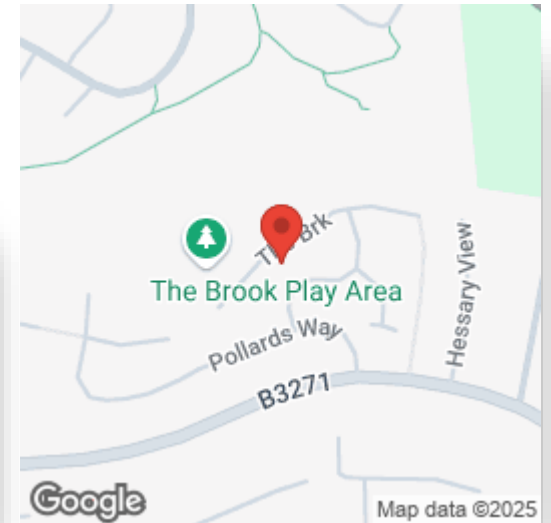
welcome to

The Brook, Saltash

- SOUGHT AFTER CUL-DE-SAC LOCATION
- THREE/FOUR BEDROOMS
- DRIVEWAY FOR THREE/ FOUR CARS
- DECKED BALCONY TO LOUNGE/DINER
- BEAUTIFUL REAR GARDEN WITH HOT TUB

Tenure: Freehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105665 - 0008

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