



Callington Road, Saltash PL12 6DY

welcome to

Callington Road, Saltash

Welcome to this outstanding 4-bedroom property, beautifully spread over three levels, offering breathtaking views that will leave you in awe. This home features three spacious reception rooms, master bedroom & ensuite, study and utility room with downstairs w/c. No chain Call 01752 847151.



Entrance Hall

Carpet flooring, ceiling light, radiator. door leading to all rooms on ground floor and door leading to first floor. stairs to lower ground level.

Dining Room

11' 5" x 13' 8" (3.48m x 4.17m)

Carpet flooring, wall and ceiling lights, radiator, double glazed window to rear elevation, door leading to lounge and study.

Lounge

13' 3" x 12' 7" (4.04m x 3.84m)

carpet flooring, ceiling light, radiator, feature fire place and surround, double glazed window to rear elevation.

Study

4' 3" x 8' 3" (1.30m x 2.51m)

carpet flooring, two ceiling lights, radiator and double glazed window to rear elevation.

Kitchen

12' 4" x 11' 4" (3.76m x 3.45m)

Kardean flooring, wall and floor based units, ceiling lights, integrated dishwasher and integral larder fridge, Neff gas hob, Neff Extractor, Neff electric cooker, radiator, Belfast sink, double glazed window to rear, upvc door leading to utility room.

Breakfast Room

Tiled flooring, radiator, ceiling lights, storage cupboard, upvc doors leading to garden.

Utility Room

15' 1" x 4' 1" (4.60m x 1.24m)

Tiled flooring, upvc windows to rear, upvc door to garden, floor based units, space for condenser tumble dryer. Archway to w/c and archway leading to storage space for washing machine.

Bedroom One

13' 9" x 13' 1" (4.19m x 3.99m)

Door leading to master suite, carpet flooring, upvc bay window to front elevation, built in wardrobes,

radiator, archway to ensuite.

En-Suite

vinyl flooring, radiator, ceiling light, double glazed window to front elevation, wash hand basin, shower, w/c.

Landing

stairs leading to upper level of the property, radiator, double glazed window to side, carpet flooring, storage in the eaves.

Bedroom Three

14' 7" x 8' 3" (4.45m x 2.51m)

carpet flooring, radiator, ceiling light, upvc bay windows to front elevation.

Bedroom Two

21' 7" x 9' 3" (6.58m x 2.82m)

eaves storage, velux window, carpet flooring, radiator, ceiling light.

Bedroom Four

10' 11" x 12' 3" (3.33m x 3.73m)

carpet flooring, velux window, radiator, ceiling light, storage in the eaves.

Bathroom

Vinyl tiled flooring, double glazed window to rear elevation, mirror with wall light, bath with shower overhead, wall mounted mirror around bath and shower, wash hand basin, radiator, part tiled walls, w/c.



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welcome to

Callington Road, Saltash

- NO CHAIN
- DETACHED SPACIOUS HOME OVER THREE FLOORS
- OUTSTANDING VIEWS
- MASTER BEDROOM WITH ENSUITE
- OFF ROAD PRIVATE PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SAS105622 - 0011

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fox & sons



01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk