

Lynher Drive, Saltash PL12 4PA



welcome to

Lynher Drive, Saltash

Charming Four bedroom detached bungalow in Saltash featuring spacious open-plan living, spacious kitchen, master en-suite, double garage, and wrap-around gardens with stunning views. Please call us today to arrange your viewng appointment.













Entrance Hall

Radiator. Ceiling light. Double and single storage cupboards

Lounge

22' 5" x 22' 8" (6.83m x 6.91m) Two front double glazed windows. Three radiators, Stone fireplace. Ceiling light. UPVC door to the front garden. Doors to the hallway and kitchen. Carpet.

Kitchen

16' 2" x 10' 10" (4.93m x 3.30m) Side double glazed window. Part tiled walls. Wall and floor mounted units with sink and drainer. Spaces for cooker, dishwasher, washing machine and fridge freezer. Storage cupboard. Radiator. Ceiling light. UPVC door to side access. Carpet.

Bedroom One

14' 8" x 10' 6" (4.47m x 3.20m) Rear double glazed window. Built in wardrobes. Ceiling light. Radiator. Carpet.

En Suite

Side double glazed window. Fully tiled throughout. Shower, wash hand basin with storage and wc. Mirror. Shaver outlet. Towel radiator. Wall mounted storage.

Bedroom Two

12' 6" x 8' ($3.81m \times 2.44m$) Rear double glazed window. Built in cupboards. Ceiling light. Radiator. Carpet.

Bedroom Three

11' 2" x 10' 10" (3.40m x 3.30m) Rear double glazed window.. Ceiling light. Radiator. Carpet.

Bedroom Four

7' 9" x 11' 2" (2.36m x 3.40m) Front double glazed window.. Ceiling light. Radiator. Carpet.

Bathroom



Side double glazed window. Part tiled walls and tiled floor. Bath tub with shower overhead, wash hand basin and wc.. Wall mounted towel rail. Radiator. Wall mounted mirror. Ceiling light.



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- DETACHED FOUR BEDROOM BUNGALOW
- DOUBLE GARAGE
- OFF ROAD PARKING FOR MULTIPLE CARS
- WRAP AROUND GARDENS
- EN-SUITE TO MASTER

Tenure: Freehold EPC Rating: C

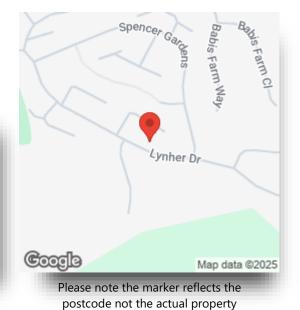
offers in excess of

£475,000









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The Property Ombudsman

Property Ref: SAS105129 - 0009 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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