



Pondfield Road, Latchbrook Saltash PL12 4UA

welcome to

Pondfield Road, Latchbrook Saltash

Located in a popular residential area, close to many local amenities such as shops, schools and bus routes, one double bedroom, mid terrace house, driveway for two cars, front and rear gardens, modern decor throughout.



Lounge

11' 9" x 14' 5" (3.58m x 4.39m)

Front facing double glazed window overlooking the front garden, front facing double glazed door, plenty of space for a dining table, wall mounted radiator. carpet flooring, ceiling light, open plan to kitchen.

Kitchen

11' 8" max x 7' 10" max (3.56m max x 2.39m max)

Fitted kitchen, wall and base units, plumbing for a washing machine, work surfaces, stainless steel sink, space for oven, cooker hood, rear facing double glazed window overlooking the rear garden. upvc door leading to garden, click vinyl flooring.

Shower Room

9' 9" x 4' 9" (2.97m x 1.45m)

Rear facing double glazed window, w/c, wash hand basin, shower cubicle. ceiling light, storage cupboard.

Bedroom

8' 7" x 12' 11" (2.62m x 3.94m)

Front facing double glazed window, wall mounted radiator, space for storage units. ceiling light, carpet flooring.

Lounge

11' 9" x 14' 5" (3.58m x 4.39m)

Front facing double glazed window overlooking the front garden, front facing double glazed door, plenty of space for a dining table, wall mounted radiator.



view this property online fox-and-sons.co.uk/Property/SAS105699



welcome to

Pondfield Road, Latchbrook Saltash

- SOUGHT AFTER LOCATION
- ONE BEDROOM TERRACED HOME
- OFF ROAD PARKING FOR TWO CARS
- FRONT AND REAR GARDENS
- MODERN DECOR THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105699



Property Ref:
SAS105699 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk