







# welcome to

# **Woodland Way, TORPOINT**

A beautifully presented semi-detached three-bedroom home, offering spacious living throughout. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. The home also offers off-road parking, a garage, and a fully enclosed rear garden. call 01752 847151 to view.













#### Lounge

14' 10" x 12' 5" ( 4.52m x 3.78m ) Front double glazed window. Laminate flooring. Radiator. Ceiling light. Understairs storage.

#### Kitchen/ Diner

15' 9" x 8' 6" ( 4.80m x 2.59m )

Rear double glazed window. Wall and base units with sink and drainer. Electric cooker and hob with extractor fan. Breakfast bar. Built in dishwasher and fridge freezer. Ceiling light. Space for washing machine. Tiled flooring.

## **Extention/Conservatory**

7' 11" x 9' 2" ( 2.41m x 2.79m ) Rear double glazed window. Tiled flooring. Radiator. UPVC doors to the garden

#### **Bedroom One**

12' 2" x 8' 9" ( 3.71m x 2.67m )
Front double glazed window. Built in storage/wardrobe. Ceiling light. Radiator. Laminate flooring.

#### **Bedroom Two**

8' 10" x 8' 6" ( 2.69m x 2.59m ) Rear double glazed window. Built in wardrobes. Ceiling light. Radiator. Laminate flooring.

#### **Bedroom Three**

6' 10" x 9' (2.08m x 2.74m) Front double glazed window. Storage cupboard. Radiator. Ceiling light. Laminate flooring.

#### **Bathroom**

Rear double glazed window. Tiled throughout. Vinyl flooring. Bath tub with overhead shower. Wash hand basin and storage. Wc. Ceiling light. Towel rail. Radiator.

#### Rear Garden

Enclosed garden with slabs and artificial grass. Decked area. Access to the garage.

# **Parking**



#### Garage

16' 7" x 8' 8" (5.05m x 2.64m) Roller door. Lights and water supply. Loft space.





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# **Woodland Way, TORPOINT**

- WELL PRESENTED THREE BEDROOM HOME
- SPACIOUS KITCHEN DINER WITH EXTENTION
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING & GARAGE
- CUL-DE-SAC LOCATION

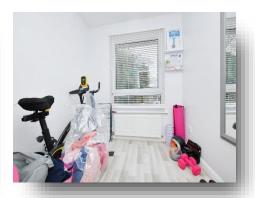
Tenure: Freehold EPC Rating: C

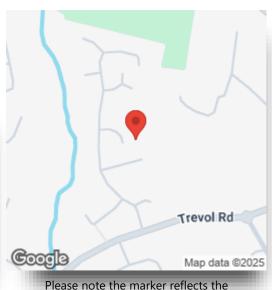
Council Tax Band: C

# £255,000









postcode not the actual property

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Property Ref: SAS105466 - 0004 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

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