







welcome to

Warfelton Crescent, Saltash

NO ONWARD CHAIN Exceptional semi-detached home with 4-5 bedrooms and large living areas, including a games room with a bar. Features a spacious living room, flexible second reception, modern kitchen/breakfast room, conservatory/office, stylish bathroom, & master bedroom with ensuite.













Lounge

16' 3" max x 13' 2" max (4.95m max x 4.01m max)

Dining Room

13' x 10' 4" (3.96m x 3.15m)

Kitchen /Breakfast Room

16' 9" max x 12' 6" max (5.11m max x 3.81m max)

Utility Room Games Room/Bar

26' 9" max x 14' 1" max (8.15m max x 4.29m max)

Conservatory

6' 5" x 10' 2" (1.96m x 3.10m)

Bathroom

6' 10" x 7' 7" (2.08m x 2.31m)

Bedroom One

16' 1" max x 13' 2" max (4.90m max x 4.01m max)

En Suite

Bedroom Two

15' 11" x 9' 2" max (4.85m x 2.79m max)

Bedroom Three

7' 2" x 10' 5" (2.18m x 3.17m)

Bedroom Four

10' 5" max x 5' 2" max (3.17m max x 1.57m max)





Warfelton Crescent, Saltash

- NO ONWARD CHAIN
- **FOUR/FIVE BEDROOMS**
- OPEN PLAN KITCHEN DINER
- **MASTER EN SUITE**
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£270,000







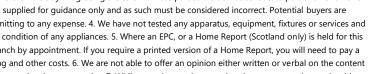
Saltash Leisure Centre Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105776



Property Ref: SAS105776 - 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 quidance 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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