





welcome to

Longview Road, Saltash

Fox and sons are pleased to bring to market this truly exquisite property that has just become available in a highly sought after location. This beautifully presented, extended three-bedroom home is a perfect blend of elegance and comfort, call us today to arrange your viewing slot.













Lounge

15' 7" into bay x 12' 7" (4.75m into bay x 3.84m) Front bay window. Log burner. Radiator. Ceiling light. Wood flooring

Dining Room

13' 1" x 10' 11" (3.99m x 3.33m) Side window. Radiator. Ceiling light. Wood flooring UPVC doors to look out over the dining area

Kitchen

18' 5" x 9' 6" (5.61m x 2.90m)

Wall and floor units with sink/drainer. Space for dishwasher and fridge freezer. Electric oven and gas hob. Extractor fan. Ceiling light. Vinyl flooring. Stairs to the first floor.

Bedroom One

13' 7" x 10' 9" (4.14m x 3.28m)

Front double glazed bay window. Two radiators. Built in wardrobes. Ceiling light. Wood flooring

Downstairs Bathroom

Side double glazed window. Corner electric shower. Wash hand basin and wc. Extractor fan. Tiled throughout. Wall mirror. Towel radiator. Ceiling light.

Bedroom Two

12' 8" x 15' 10" (3.86m x 4.83m) Two rear double glazed windows. Eaves storage. Ceiling light. Radiator. Carpet.

Bedroom Three

12' \times 9' 2" ($3.66m \times 2.79m$) Front double glazed window. Storage cupboard. Radiator. Carpet.

Upstairs Bathroom

Part tiled walls. Bath tub, wash hand basin and wc. Wall mirror with light. Towel radiator. Tiled flooring

The Lookout

29' x 6' 11" (8.84m x 2.11m)

Two rear double glazed windows. UPVC doors to the dining room and garden. Two radiators. Wood

flooring. Ceiling light.

Utility Room

11' 6" x 6' 8" (3.51m x 2.03m)
Rear double glazed window Spaces

Rear double glazed window. Spaces and plumbing for washing machine and tumble dryer. Worktop and sink. Carpet. Boiler

Garden Room

16' 3" x 6' 7" ($4.95m \times 2.01m$) Front double glazed window. Radiator. Doors to the w/c.

WC To Garden Room

Fully tiled with tiled flooring. Wash hand basin and wc. Ceiling light.

Rear Garden

Lawned area. Patio area for seating. Access and doors to the garage. Power outlet and water tap. Side access to front ramp.

Garage

Electric door to garage. Power supply.





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Longview Road, Saltash

- OUTSTANDING VIEWS OF SURROUNDING AREAS
- BEAUTIFULLY DECORATED EXTENDED MODERN HOME
- GARDEN ROOM AND SEPARATE UTILITY ROOM
- THREE DOUBLE BEDROOMS & THREE GREAT SIZE RECEPTION ROOMS
- UPSTAIRS AND DOWNSTAIRS BATHROOMS

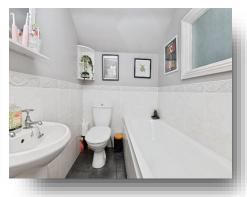
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£450,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105789



Property Ref: SAS105789 - 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.





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