



Grassmere Way, Pillmere Saltash PL12 6XE

welcome to

Grassmere Way, Pillmere Saltash

we would like to introduce you to a remarkable end-terrace house that beautifully embodies the essence of modern living in the enchanting neighbourhood of Pillmere, Saltash. Call us today to arrange your viewing.



Entrance Hall

Pattern glass front door to hallway

Hallway

Side double glazed window. Doors leading to lounge and wc. Radiator

Lounge

15' 8" x 14' 7" (4.78m x 4.45m)

Front double glazed window. Coved ceiling. Radiator. Door to the kitchen. Stairs to first floor.

Kitchen/Diner

14' 7" x 8' 5" (4.45m x 2.57m)

Rear double glazed window. High gloss wall and base units, sink/drainage with mixer tap and splashbacks. Built in eye level electric oven, electric induction hob with overhead extractor hood. Built in fridge freezer and dishwasher. Space and plumbing for washing machine. Gas boiler. Tiled flooring. Space for dining table and chairs. Storage cupboard. Wooden doors with glass inserts to the conservatory.

Conservatory

12' 10" x 9' 6" (3.91m x 2.90m)

UPVC conservatory. Radiator. French style doors to the rear garden

Wc

Obscure double glazed front window. Low level wc, wash hand basin, vanity unit and underneath cupboard. Radiator.

Landing

Side double glazed window. Loft access.

Bedroom One

13' 4" x 8' 5" (4.06m x 2.57m)

Front double glazed window. Coved ceiling. Radiator.

Bedroom Two

10' 7" x 8' 5" (3.23m x 2.57m)

Rear double glazed window. Coved ceiling. Radiator.

Bedroom Three

9' 11" x 5' 8" (3.02m x 1.73m)

Front double glazed window. Coved ceiling. Radiator. Linen cupboard.

Shower Room

Rear obscure double glazed window. Walk in double shower cubicle. Low level wc. Wash hand basin and vanity unit. Heated towel rails. Tiled walls.

Rear Garden

Decked area with lawn and flower beds with shrubs and bushes. Path to the gate leading to the garage. Side path to the front of the house.

Front Garden

Low maintenance garden with path to front door.

Garage

17' 4" x 8' 7" (5.28m x 2.62m)

garage at the rear of the property.



view this property online fox-and-sons.co.uk/Property/SAS105711



welcome to

Grassmere Way, Pillmere Saltash

- WELL PRESENTED THREE BEDROOM HOME
- DOWNSTAIRS W/C
- REAR GARDEN AND GARAGE
- MODERN FITTED KITCHEN/DINER
- CONSERVATORY

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105711



Property Ref:
SAS105711 - 0003

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