



Edwards Crescent, Latchbrook Saltash PL12 4UG

fox & sons

welcome to

Edwards Crescent, Latchbrook Saltash

Discover this beautifully presented accommodation that offers an inviting blend of comfort and style. This home features four inviting bedrooms, including a master suite complete with its own en-suite shower room. Enjoy the benefits of a garage and driveway. Call 01752 847151.



Hallway

Stairs to the first floor. Under stairs storage cupboard. Radiator.

Lounge

17' 6" x 10' 4" (5.33m x 3.15m)

Side double glazed window. Decorative fireplace. UPVC french style doors to the conservatory. Radiator.

Conservatory

10' 8" x 10' 5" (3.25m x 3.17m)

UPVC conservatory with french style doors to the rear garden.

Kitchen /Diner

16' 4" x 10' 8" (4.98m x 3.25m)

Front and side double glazed windows. Wall and base units with sink/drainer and mixer tap. Tiled splashbacks. Built in eye level double electric oven, gas hob and extractor hood. Spaces for fridge freezer and dishwasher. Radiator. Space for dining table and chairs. UPVC door to the side of the house.

Landing.

linen cupboard. Loft access.

Bedroom One

10' 4" x 8' 3" (3.15m x 2.51m)

Front double glazed window. Doorway to en suite. Radiator.

En Suite Shower Room

Front obscure double glazed window. Shower

cubicle, wash hand basin and wc. Radiator. Part tiled walls.

Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m)

Rear double glazed window.. Radiator.

Bedroom Three

9' 6" x 6' 11" (2.90m x 2.11m)

Side double glazed window.. Radiator.

Bedroom Four

8' 8" x 7' 7" (2.64m x 2.31m)

Rear double glazed window.. Radiator.

Bathroom

Front obscure double glazed window...Panelled bath tub with overhead shower. Low level wc, Pedestal wash hand basin. Radiator. Part tiled walls.

Front Garden

Gateway to the side and rear of the house. Mature flowers and shrubs.

Rear Garden

Laid to lawn with shrubs and bushes, Steps to paved patio area.

Garage

Garage to the side of the house with up and over door. Power supply and lighting. Space and plumbing for washing machine.

Driveway

driveway providing off road parking.



view this property online fox-and-sons.co.uk/Property/SAS105765



welcome to

Edwards Crescent, Latchbrook Saltash

- LINKED DETACHED HOME
- GARAGE AND DRIVEWAY
- FOUR BEDROOMS
- REAR GARDEN
- DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£350,000



view this property online fox-and-sons.co.uk/Property/SAS105765



Property Ref:
SAS105765 - 0005

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.



Please note the marker reflects the postcode not the actual property



01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk