



Sycamore Road, Latchbrook Saltash PL12 4XS

welcome to

Sycamore Road, Latchbrook Saltash

Fox and sons are excited to present this beautiful property that has just become available in the desirable area of Latchbrook. This charming three-bedroom semi-detached house boasts a superbly designed open-plan layout downstairs, perfect for modern family living.



Lounge

12' 9" x 11' 2" (3.89m x 3.40m)

Dining Room

9' 2" x 7' 8" (2.79m x 2.34m)

Kitchen

10' x 11' 5" (3.05m x 3.48m)

Wc**Bedroom One**

12' 7" x 11' 6" max (3.84m x 3.51m max)

Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m)

Bedroom Three

6' 4" x 7' 10" (1.93m x 2.39m)

Bathroom

5' 4" x 6' 1" (1.63m x 1.85m)



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welcome to

Sycamore Road, Latchbrook Saltash

- ENCLOSED SOUTH FACING GARDEN
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS & FAMILY BATHROOM
- OPEN PLAN KITCHEN/ DINER/ LOUNGE
- DRIVEWAY AND GARAGE

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

offers in excess of

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SAS103784 - 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



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