



Quarry Cottage Lovely Lane, St. Germans Saltash PL12 5LN

welcome to

Quarry Cottage Lovely Lane, St. Germans Saltash

we are thrilled to present to you an exquisite semi-detached cottage nestled in the highly desirable village of St Germans. This charming home seamlessly blends modern comfort with rustic charm, offering a unique sanctuary for those seeking a tranquil lifestyle.



Lounge

14' 4" x 10' 6" (4.37m x 3.20m)

Kitchen

13' 5" x 9' 1" (4.09m x 2.77m)

Bedroom One

8' 1" x 13' 8" (2.46m x 4.17m)

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

Bathroom

6' 9" x 9' 1" (2.06m x 2.77m)



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- CHARMING COTTAGE IN SOUGHT AFTER LOCATION
- STUNNING VIEWS OF SURROUNDING COUNTRYSIDE
- STONES THROW FROM ST GERMANS TRAIN STATION
- TWO DOUBLE BEDROOMS
- REAR GARDEN AND PARKING

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

offers in excess of
£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SAS105796 - 0002

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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