



Dellohay Park, Saltash PL12 6AQ

welcome to

Dellohay Park, Saltash

Fox and sons are pleased to bring to market this well presented great sized town house to the market as is certainly one not to be missed. With an immaculate standard throughout the property is one to move straight into. Call 01752 847151



Lounge

17' 4" x 12' 10" (5.28m x 3.91m)

Luxury vinyl tile flooring, double glazed bay window to front elevation, radiator, ceiling light. Door to kitchen and downstairs w/c.

Mainly laid to lawn accessed through UPVC double glazed French doors. patio area. Enclosed garden.

Kitchen

16' 2" x 9' 1" (4.93m x 2.77m)

luxury vinyl tiles, wall and floor mounted units, double glazed window to rear, ceiling light, door to w/c, UPVC door to garden, space for washing machine, space for fridge freezer, extractor fan, electric oven and gas hob.

Downstairs W/C

Luxury vinyl tiles, ceiling light, wash hand basin, radiator, extractor fan, w/c.

Double Bedroom Three

13' x 9' 4" (3.96m x 2.84m)

Carpet flooring, radiator, ceiling light and double glazed window to rear.

Double Bedroom Two

11' 4" x 9' 2" (3.45m x 2.79m)

Carpet flooring, ceiling light, radiator and double glazed window to front.

Bathroom

Vinyl flooring, w/c, bath with shower head fitting, ceiling light, wall mounted towel rail radiator, double glazed window to rear, part tiled walls.

Master Double Bedroom

16' 2" x 15' 3" (4.93m x 4.65m)

Carpet flooring, ceiling light, radiator, built in wardrobes, double glazed window to front elevation, velux windows, door to ensuite.

En-Suite

vinyl flooring, wall mounted towel rail radiator, shower,w/c, wash hand basin, storage cupboard, velux window.

Rear Garden



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Dellohay Park, Saltash

- WELL PRESENTED THREE DOUBLE BEDROOM TOWN HOUSE
- MASTER EN-SUITE
- DOWNSTAIRS W/C
- GARAGE
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105867 - 0006

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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