



**Tavy Road, Saltash PL12 6DE**



**welcome to**

## **Tavy Road, Saltash**

Fox and sons are thrilled to present to you an immaculate, well-presented home that showcases incredible design features throughout. Credit to its owners, this property combines style with functionality, making it an absolute gem not to be missed. Call 01752 847151



### Entrance Hall

Tiled entrance leading to carpet flooring, radiator, oak beam to ceiling, ceiling light.

### Downstairs W/C

Wash hand basin with storage, wc, extractor fan, tiled flooring, part tiled walls,

### Lounge

11' 10" x 11' 2" ( 3.61m x 3.40m )

Bay window to front, wood burner with slate hearth, picture lights, solid English oak feature beam, carpet flooring, radiator.

### Dining Room

13' 3" x 9' 1" ( 4.04m x 2.77m )

Solid oak flooring, Recessed ceiling lights, radiator, French doors leading to rear garden.

### Kitchen

11' 4" x 7' 7" ( 3.45m x 2.31m )

Underfloor heating with wood effect laminate, wall and floor based units, new kitchen installed with granite worktops, double Belfast sink, part tiled walls, window to side, stable door to rear, Belling Range cooker and hood. integral dishwasher, integral microwave and grill, integral fridge freezer, ceiling lights.

### Landing

Storage cupboard with radiator, carpet flooring, ceiling light, office space, attic space is half boarded with ladder access.

### Bedroom One

13' x 9' 1" ( 3.96m x 2.77m )

Carpet flooring, window to rear, radiator, ceiling light, Triple built in wardrobe.

### Bedroom Two

11' 5" x 8' 6" ( 3.48m x 2.59m )

Carpet flooring, window to front, radiator, feature fireplace, ceiling light, build in wardrobe.

### Bathroom

Fully tiled, bath with rain shower, towel radiator, wash hand basin, wc, wall mounted storage unit with mirror front, extractor fan.

### Rear Garden

Sandstone patio, raised borders, 100 year old olive tree and fruit trees, water feature, electrical socket , views of the River Tamar, and gate to exit to the service lane.



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## **Tavy Road, Saltash**

- WATERFRONT VIEWS
- SOUTH FACING MEDITERRANEAN STYLE GARDEN
- TWO DOUBLE BEDROOMS
- NEWLY INSTALLED KITCHEN WITH GRANITE WORKTOPS
- IMMACULATE WELL PRESENTED HOME

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105844 - 0009

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