



**Oakridge, St. Mellion Saltash PL12 6UY**

**welcome to**

## **Oakridge, St. Mellion Saltash**

Fox and sons are pleased to present this extraordinary unusual property that embodies both charm & elegance. This stunning detached lodge-style house offers a unique reverse level accommodation, allowing you to bask in breathtaking views of the enchanting St Mellion International Golf Resort.



**Lounge/Kitchen/Diner**

24' 6" x 19' 11" ( 7.47m x 6.07m )

**Bedroom One**

9' 9" x 9' 4" ( 2.97m x 2.84m )

**Bedroom Two**

9' 1" x 8' 8" ( 2.77m x 2.64m )

**Bedroom Three**

9' 9" x 8' 1" ( 2.97m x 2.46m )



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- OPEN PLAN LIVING ROOM
- KITCHEN AREA
- THREE BEDROOMS - ALL ENSUITES
- BALCONY AND PATIO
- COMMUNAL PARKING

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 2928.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105801 - 0009

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**fox & sons**



**01752 847151**



[saltash@fox-and-sons.co.uk](mailto:saltash@fox-and-sons.co.uk)



20 Fore Street, SALTASH, Cornwall, PL12 6JL



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