



Callington Road, Saltash PL12 6EB

welcome to

Callington Road, Saltash

We are delighted to present an extraordinary opportunity to acquire a remarkably spacious first floor maisonette, ideally situated near local amenities. This deceptively capacious property, arranged over two floors,



Lounge

11' 3" x 9' 11" (3.43m x 3.02m)

Diner

15' x 13' (4.57m x 3.96m)

Kitchen

10' 4" x 8' 4" (3.15m x 2.54m)

Bedroom One

12' x 11' 3" (3.66m x 3.43m)

Bedroom Two

11' 3" x 10' 4" (3.43m x 3.15m)

Bedroom Three

11' 11" x 7' 3" (3.63m x 2.21m)

Bathroom

8' 6" x 5' 5" (2.59m x 1.65m)



view this property online fox-and-sons.co.uk/Property/SAS105846



welcome to

Callington Road, Saltash

- FRIST FLOOR MAISONETTE
- COUNTRYSIDE VIEWS
- MODERN KITCHEN
- SPACIOUS LOUNGE AND DINER
- NO CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1155.00

Ground Rent: 12.64

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Dec 1993.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£146,250



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105846



Property Ref:
SAS105846 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk