



Grassmere Way, Pillmere Saltash PL12 6YT

fox & sons

welcome to

Grassmere Way, Pillmere Saltash

We are pleased to bring to market this beautifully appointed, terrace family home in a desirable convenient location. The property offers off-road parking for one car, ensuring convenience for you and your guests. Step outside to discover an enclosed rear garden, ideal for outdoor relaxation.



Lounge

14' 9" x 15' 9" (4.50m x 4.80m)

Kitchen/Diner

14' 9" x 8' 4" (4.50m x 2.54m)

Bedroom One

8' 9" x 13' 4" (2.67m x 4.06m)

Bedroom Two

8' 9" x 10' 9" (2.67m x 3.28m)

Bedroom Three

5' 9" x 10' 2" (1.75m x 3.10m)

Bathroom

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Grassmere Way, Pillmere Saltash

- TERRACED FAMILY HOME
- SOUTH FACING REAR GARDEN
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- GCH & DOUBLE GLAZING THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£210,000



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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.



Property Ref:
SAS105881 - 0003



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