





## welcome to

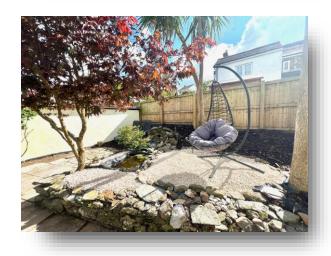
## **Lowertown Close, Landrake Saltash**

We are delighted to present this three-bedroom detached bungalow, nestled in one of the area's most sought-after locations. This remarkable property is offered to the market with no onward chain, presenting an unmissable opportunity for discerning buyers.













Lounge

18' x 11' 3" ( 5.49m x 3.43m ) **Kitchen/Dining Room** 

11' 5" x 15' 5" ( 3.48m x 4.70m )

**Bathroom** 

5' 5" x 6' 9" ( 1.65m x 2.06m )

**Bedroom One** 

14' 2" x 12' 3" ( 4.32m x 3.73m ) **Bedroom Two** 

12' 1" x 8' 6" ( 3.68m x 2.59m )

**Bedroom Three** 

11' 4" x 6' 5" ( 3.45m x 1.96m )





## welcome to

## **Lowertown Close, Landrake Saltash**

- \*\*\*NO CHAIN\*\*\*
- THREE BEDROOM DETACHED BUNGALOW
- OUTSTANDING MATURE LARGE GARDEN
- OFF ROAD PARKING FOR MULTIPLE CARS & GARAGE
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

£400,000









view this property online fox-and-sons.co.uk/Property/SAS105944



Property Ref: SAS105944 - 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.





01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk

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.