



**Warfelton Crescent, Saltash PL12 4ND**

fox & sons

**welcome to**

## **Warfelton Crescent, Saltash**

**\*\*NO ONWARD CHAIN\*\*** Exceptional semi-detached home with 4-5 bedrooms and large living areas, including a games room with a bar. Features a spacious living room, flexible second reception, modern kitchen/breakfast room, conservatory/office, stylish bathroom, & master bedroom with en-suite.



**Lounge**

16' 3" max x 13' 2" max ( 4.95m max x 4.01m max )

**Dining Room**

13' x 10' 4" ( 3.96m x 3.15m )

**Kitchen /Breakfast Room**

16' 9" max x 12' 6" max ( 5.11m max x 3.81m max )

**Utility Room****Games Room/Bar**

26' 9" max x 14' 1" max ( 8.15m max x 4.29m max )

**Conservatory**

6' 5" x 10' 2" ( 1.96m x 3.10m )

**Bathroom**

6' 10" x 7' 7" ( 2.08m x 2.31m )

**Bedroom One**

16' 1" max x 13' 2" max ( 4.90m max x 4.01m max )

**En Suite****Bedroom Two**

15' 11" x 9' 2" max ( 4.85m x 2.79m max )

**Bedroom Three**

7' 2" x 10' 5" ( 2.18m x 3.17m )

**Bedroom Four**

10' 5" max x 5' 2" max ( 3.17m max x 1.57m max )



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## Warfelton Crescent, Saltash

- NO ONWARD CHAIN
- FOUR/FIVE BEDROOMS
- OPEN PLAN KITCHEN DINER
- MASTER EN SUITE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£260,000**



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Property Ref:  
SAS105776 - 0005

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Please note the marker reflects the postcode not the actual property



**01752 847151**



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



20 Fore Street, SALTASH, Cornwall, PL12 6JL



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)