

property details **approval form**

130b North Road, Saltash, Cornwall, England, PL12 6BQ

Date: 21 October 2026

Property Ref and Version: SAS106199 - 0009



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 20 Fore Street, SALTASH, Cornwall, PL12 6JL

T 01752 847151 **E** saltash@fox-and-sons.co.uk

property details **approval form**

130b North Road, Saltash, Cornwall, England, PL12 6BQ

Date: 21 October 2026

Property Ref and Version: SAS106199 - 0009

>> **price**

guide price £130,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005.

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers' fees apply
- > TWO-BEDROOM MAISONETTE
- > SHARE OF FREEHOLD
- > IMMACULATE IN PRESENTATION
- > SCENIC RIVER VIEWS
- > MODERN KITCHEN AND BATHROOM
- > POTENTIAL TO ADD WOOD BURNER
- > EPC Rating: C

>> **short description**

A great sized two-bedroom maisonette with river views from the master upstairs bedroom!!

This immaculately presented first and second floor property is situated within easy access of Saltash high street and is perfect for first time buyers, investors and those downsizing!

>> **long description**

A great sized two-bedroom maisonette with river views from the master upstairs bedroom!!

This immaculately presented first and second floor property is situated within easy access of Saltash Town Centre and major commuting routes to Plymouth. With its recent makeover this property will suit a range of buyers types including those looking for their first home, those looking for an investment property or those looking to downsize and be closely located to the bus routes and high street.

As we enter, stairs lead up to the main body of the house where we find the modern kitchen with high gloss units, four piece bathroom again modern in presentation, bedroom two and the lounge, further stairs lead up to the Master Bedroom located on the second floor with dressing room and panoramic views that extend up the Tamar Estuary.

property details **approval form**

130b North Road, Saltash, Cornwall, England, PL12 6BQ

Date: 21 October 2026

Property Ref and Version: SAS106199 - 0009

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

12' 5" x 12' 2" (3.78m x 3.71m)

Kitchen

8' 8" x 8' 3" (2.64m x 2.51m)

Bedroom One

17' x 12' 6" (5.18m x 3.81m)

Bedroom Two

12' x 12' (3.66m x 3.66m)

Bathroom

Your Fox & Sons office: 20 Fore Street, SALTASH, Cornwall, PL12 6JL

T 01752 847151 **E** saltash@fox-and-sons.co.uk

property details **approval form**

130b North Road, Saltash, Cornwall, England, PL12 6BQ

Date: 21 October 2026

Property Ref and Version: SAS106199 - 0009

>> **property images**



Your Fox & Sons office: 20 Fore Street, SALTASH, Cornwall, PL12 6JL

T 01752 847151 **E** saltash@fox-and-sons.co.uk

property details **approval form**

130b North Road, Saltash, Cornwall, England, PL12 6BQ

Date: 21 October 2026

Property Ref and Version: SAS106199 - 0009

>> **property images**



Your Fox & Sons office: 20 Fore Street, SALTASH, Cornwall, PL12 6JL
T 01752 847151 **E** saltash@fox-and-sons.co.uk

property details **approval form**

130b North Road, Saltash, Cornwall, England, PL12 6BQ

Date: 21 October 2026

Property Ref and Version: SAS106199 - 0009

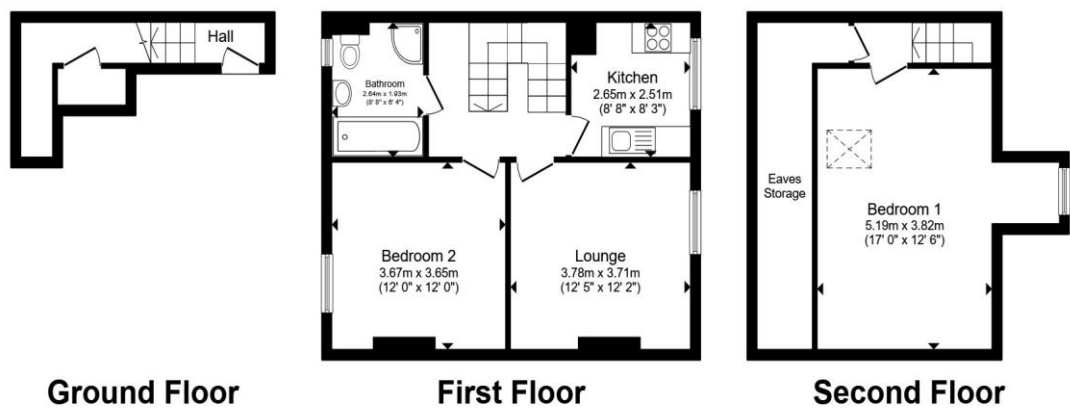
>> **property images**



property details approval form

130b North Road, Saltash, Cornwall, England, PL12 6BQ
Date: 21 October 2026 **Property Ref and Version:** SAS106199 - 0009

>> floor plan



Total floor area 80.1 m² (863 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Hayley Cosgrove		
Mr R. Sterry		