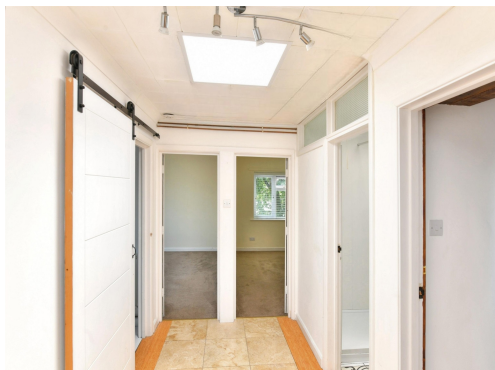




Connells

Fore Street
Saltash



Property Description

Modern and well-presented two-bedroom flat offering a stylish fitted kitchen with integrated appliances, a contemporary shower room with glass enclosure, and a separate WC with a distinctive wood-panelled finish. The property features bright, neutral interiors throughout, practical storage, and the added benefit of a private rooftop terrace providing valuable outdoor space and open views.

Hallway

Two built-in storage cupboards. White radiator.

Lounge

21' 1" x 13' 1" (6.43m x 3.99m)

Double-glazing window to the front elevation, a second double-glazing window to the side elevation. White radiator.

Kitchen

10' 11" x 6' 9" (3.33m x 2.06m)

A range of matching wall and base units with worktops above. A black inset sink sits beneath a large window. A single chrome faucet is mounted behind the sink.

A black draining board. A built-in oven with a glass door and control knobs is located under the countertop.

Above the oven is a gas hob with multiple burners.

A stainless steel extractor hood is mounted above the hob. A white subway tile backsplash with a glossy finish runs along the

countertop area, laid in a horizontal brick pattern. Plumbing for washing machine. Double-glazing window to side elevation.

Bedroom 1

11' 11" x 10' 1" (3.63m x 3.07m)

Double-glazing window to the side elevation.

Bedroom 2

11' 11" x 8' 11" (3.63m x 2.72m)

Double-glazing window to the rear elevation.

Shower Room

A glass-enclosed shower cubicle. A wall-mounted handheld shower head attached to a flexible hose.

An overhead rainfall-style shower head mounted above.

Simple, modern chrome fixtures control water flow. A white ceramic sink sits atop a compact cabinet unit.

The cabinet features,

two cupboard doors and curved silver handles, adding a subtle design detail

. A single chrome faucet is centrally mounted on the sink. Behind the sink is a striking wood-effect feature wall.

W.C

The back wall and the right wall are covered in horizontal wooden planks. A modern,

compact white toilet is placed against the back wall. White radiator.

Balcony Area

Balcony area, Two external air conditioning units or condensers are mounted side-by-side. A metal railing fence runs along the left edge of the terrace. The railing provides safety while allowing open views.

Agents Notes

There is an easement on the title. (private right of way) Your conveyancer can take the necessary steps to advise

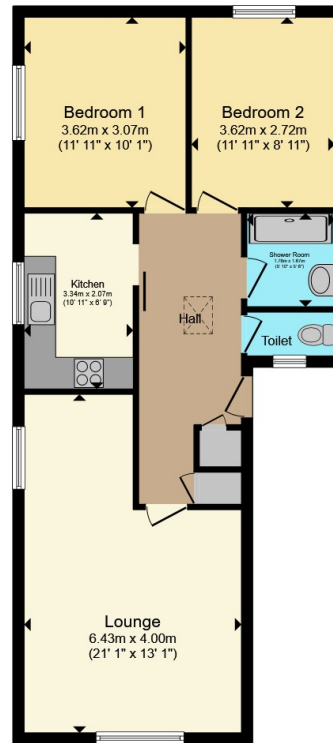
Agents Notes

There is a car park near to the property and the opportunity with the potential to purchase a Residential Season Ticket.









Total floor area 67.4 m² (725 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



To view this property please contact Connells on

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15 Victoria Road St Budeaux
PLYMOUTH PL5 1RW

EPC Rating: D Council Tax
Band: A

Service Charge: 129.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBU109976

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Oct 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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