



Connells

Friary Court Lower Port View
Saltash

Friary Court Lower Port View Saltash PL12 4BZ

for sale offers in excess of
£160,000



Property Description

A beautifully presented two-bedroom flat offering bright, spacious and well-maintained accommodation throughout. The property features a generous dual-aspect living room with multiple windows providing an abundance of natural light and attractive outlooks over surrounding greenery. The fitted kitchen is equipped with a gas hob, integrated oven, extractor hood and ample cupboard space, creating a practical and functional cooking area.

The accommodation is completed by two well-proportioned bedrooms, a useful study offering flexible space for home working or hobbies, and a modern family bathroom featuring a contemporary vanity unit, full-size bath with shower over, glass shower screen and stylish tiled finishes. Whilst currently used as a study, this room has previously been utilised as a child's bedroom, providing additional versatility to suit a variety of needs.

Decorated in neutral tones throughout, the property is ready to move into and would make an ideal first home, investment purchase or downsizing opportunity. Further benefiting from allocated parking, this attractive flat combines comfortable living space with modern conveniences in a desirable setting.

Hallway

Double-glazing window to the side elevation. Built-in storage cupboard.

Lounge

16' 6" x 15' 7" (5.03m x 4.75m)

Two double-glazing windows to the side elevation. White radiators sit beneath the windows. Wall-mounted electric fire with a black glass surround.

Study

8' x 6' 4" (2.44m x 1.93m)

The room is currently used as a study but has previously been used as a child's bedroom. Double-glazing window to the side elevation. White radiator sits beneath the window.

Kitchen

9' 5" x 7' 2" (2.87m x 2.18m)

A range of matching wall and base units with worktops above. A four-burner gas hob is installed into the countertop.

Directly beneath the hob is a built-in stainless steel oven with electronic controls and a digital display. Above the hob is a stainless steel extractor hood mounted against the wall. Square tiles arranged in a checkerboard pattern. Double-glazing window to the side elevation. Stainless-steel sink and drainer with dual mixer-tap. Plumbing for washing machine. A second double-glazing window to the rear elevation.

Bedroom One

12' 9" x 8' 10" (3.89m x 2.69m)

Double-glazing window to the side elevation. White radiator.

Bedroom Two

12' 1" x 8' 10" (3.68m x 2.69m)

Two double-glazing windows, to the side and

rear elevation. White radiator.

Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

Full-sized white bathtub positioned along the wall. Clear glass shower screen mounted on the side of the bath. Wall-mounted shower system positioned at the far end of the bath.

Adjustable shower rail with handheld shower head.

Chrome mixer controls and fittings. Modern vanity unit with

white cabinet fronts,
dark wood-effect side panels and frame
Long brushed-metal handles,

contemporary rectangular white basin
mounted above the unit with
chrome mixer tap. Large vertically mounted
mirror above the sink.

Dark wood-effect frame matching the vanity
unit. Dark charcoal-grey tiles cover the main
shower wall, creating a striking feature
backdrop.

Light beige tiles surround the remaining walls
and the bath panel area. Modern white close-
coupled toilet. Two obscured double-glazing
windows to the side elevation.

Agents Notes

The property is subject to restrictive
covenants prohibiting the parking, storage or
keeping of boats, caravans, motorhomes, or
mobile homes.









Total floor area 73.8 m² (794 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

Connells

To view this property please contact Connells on

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15 Victoria Road St Budeaux
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EPC Rating: E

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 1874.45

Tenure: Leasehold

view this property online connells.co.uk/Property/SBU109951

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1987. 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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