WAINWRIGHT
ESTATE AGENTS









11 Lower Fairfield, Saltash, PL12 5NH

Asking Price £270,000

Located in the charming village of St. Germans, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable family home in a picturesque setting. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. With three double bedrooms, there is ample space for family living or accommodating visitors. Modern shower room. Front and rear gardens, garage and driveway. The house is situated in a popular village location, offering a sense of community and access to local amenities including St Germans train station. Residents can enjoy the tranquil surroundings while still being within easy reach of nearby towns. This property is ideal for families or individuals looking to settle in a peaceful area with a friendly atmosphere. EPC = To follow. Council Band C. Freehold

LOCATION
St. Germans village is in a beautiful countryside location. The village benefits from a variety of facilities including a mainline railway station with links to Plymouth and London, primary school, village pub, community shop, doctors with a pharmacy and village sailing club.

ENTRANCE
Upvc front door leading into the entrance porch.

ENTRANCE PORCH



uPVC double glazed windows to the front and side aspect, ceiling light point, doorway leading into lounge.

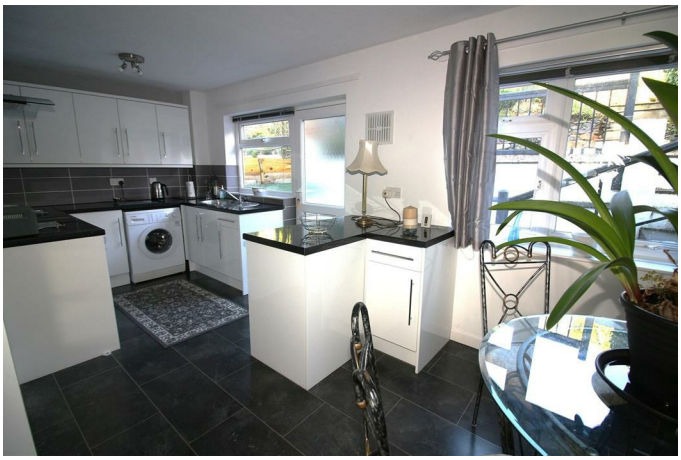
LOUNGE 16'10" x 10'11" (5.15 x 3.33)



Double glazed window to the front aspect, wall mounted electric heater, various powers points, doorway leading into the hallway and further double doors leading into the kitchen/diner.



KITCHEN/DINER 19'2" x 7'8" (5.86 x 2.36)



KITHCEN AREA



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, space and plumbing for washing machine, built in electric oven with electric hob and extractor hood above, double glazed window to the rear aspect, various power points, tiled splashbacks, uPVC double glazed door leading to the rear garden.

DINING AREA



Accessed via double doors from the lounge, double glazed window to the rear aspect.

HALLWAY

Stairs leading to the first floor with understairs storage cupboard, doorway leading into the garage.

STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, linen cupboard with shelving and housing the hot water cylinder, loft hatch with pull down ladder.

BEDROOM 1 14'2" x 8'10" (4.34 x 2.70)



Double glazed windows to the front aspect with a pleasant outlook overlooking the local area and countryside, power points.





BEDROOM 2 11'1" x 10'2" (3.40 x 3.10)



Double glazed window to the front aspect with a pleasant outlook overlooking the local area and countryside, power points.

BEDROOM 3 10'11" x 10'11" (3.33 x 3.33)



Double glazed window to the rear aspect, power points.

SHOWER ROOM



Modern matching shower room comprising shower cubicle with electric shower, vanity unit with inset wash hand basin and storage beneath, low level w.c., part tiled walls, wall mounted chrome electric towel heater, double glazed windows to the rear aspect wall mounted electric fan heater.



REAR GARDEN



To the rear of the property there is a tiered garden with a selection of various plants, shrubs and flowers.

FRONT GARDEN

The front garden is laid to lawn with pathway leading to the front door, pathway at the side of the property leading to the rear garden.

GARAGE 18'0" x 7'11" (5.49 x 2.43)

Up and over garage door, power and lighting.

DRIVEWAY

Driveway to the front of the property providing off road parking.

SERVICES

The property benefits from, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

https://labs.thinkbroadband.com/local/index.php

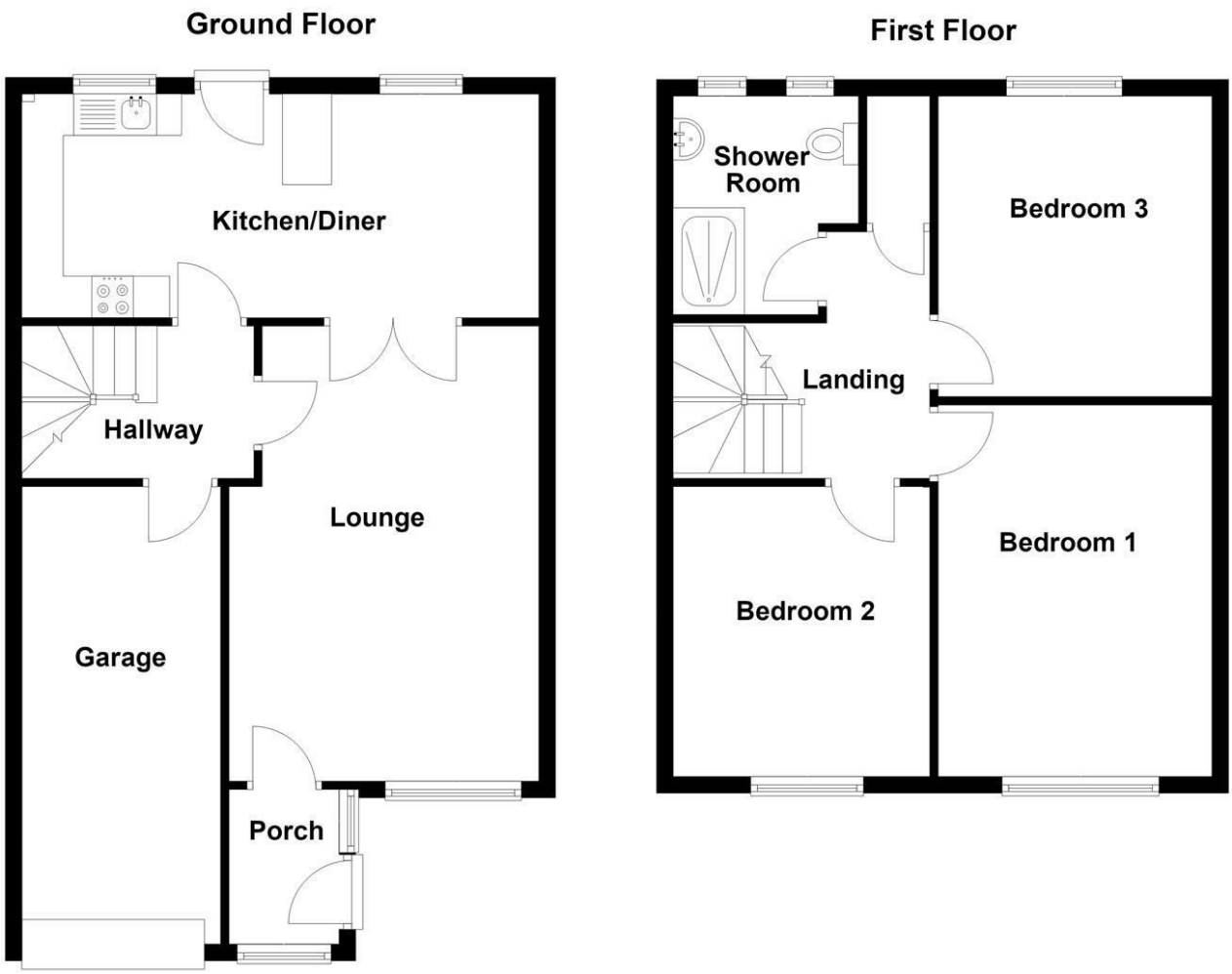
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

AGENTS NOTE

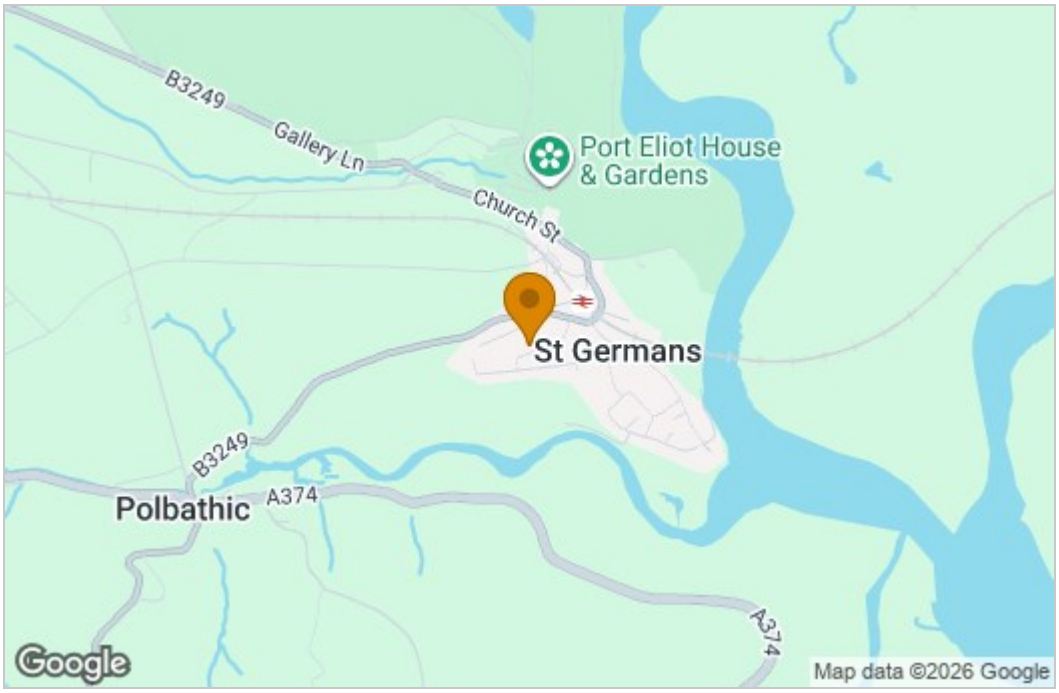
Should a purchaser(s) have an offer accepted on a property marketed by Wainwright Estate Agents, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £30 +VAT = Total £36.00 per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being

issued. This charge is non-refundable under any circumstances.

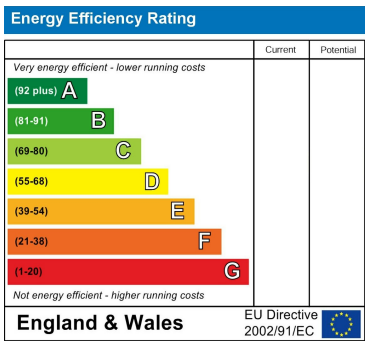
Floor Plan



Area Map



Energy Efficiency Graph



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