

## Oxford Villas, St. Stephens, Saltash, Cornwall, PL12

### Offers Over: £260,000

*Freehold*

This sensational three double bedroom home has a wealth of character and charm. The property has benefited from a substantial extension creating additional space over two floors and its recent renovation has brought the property to a contemporary standard whilst still retaining a bespoke and quirky layout. On the ground floor, the property has an immaculately presented modern kitchen / dining room with space for the needed appliances, as well as a beautifully light and spacious living room. Upstairs this property offers three very well proportioned bedrooms with fresh decoration whilst still boasting character with exposed wood beams showing its character. The master bedroom fits with its own en-suite offers views over the rear garden with its Juliet balcony allowing an abundance of light. The rear garden has also been landscaped and offers ample space for outdoor entertaining split predominantly into two sections of lawn and decking. EPC: TBC



## Rooms

**Entrance Hall** 3' x 5'5" (0.91m x 1.65m). Electric underfloor heating through to the dining room, slate flooring.

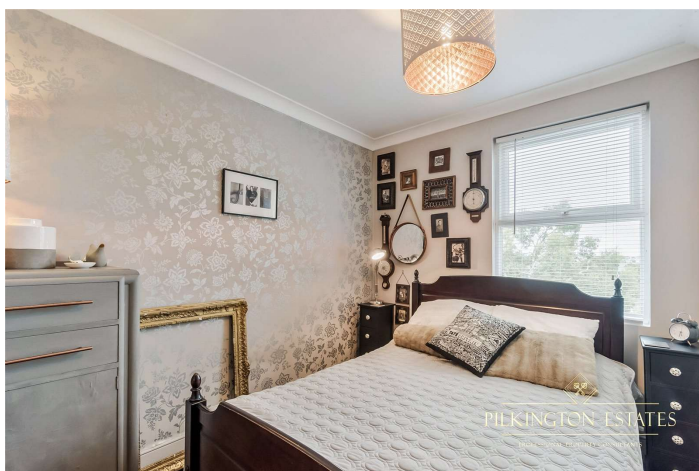
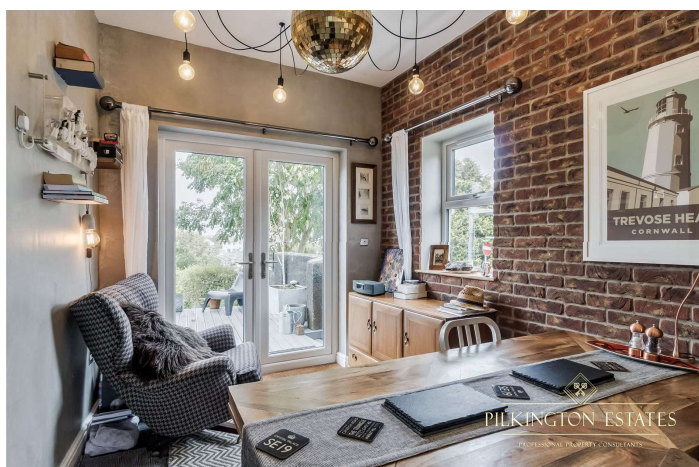
**Shower Room** 5'10" x 5'5" (1.78m x 1.65m). Tiled flooring, Electric shower, low level WC, wash hand basin with hot and cold mixer taps, electric towel rail, Vanity unit.

**Dining Room** 8'10" x 13'9" (2.7m x 4.2m). Slate flooring, Electric under floor heating storage cupboard, feature brick wall, UPVC double glazing to side, rear patio doors with access to garden.

**Kitchen** 15'1" x 10'1" (4.6m x 3.07m). Engineered oak flooring, Belfast sink, gas hob with extractor above, integrated oven, dishwasher, feature fireplace, storage, boiler fitted in 2017, Double glazing to rear.

**Lounge** 15' x 13'1" (4.57m x 4m). Engineered oak flooring, feature fireplace, wall mounted radiator, double glazing to the front aspect, stairs to first floor landing.

**Landing** 5'3" x 4'8" (1.6m x 1.42m). Carpet flooring, wall mounted gas radiator, access to the attic, access to all bedrooms. & family bathroom.





**Bathroom** 6'10" x 6'1" (2.08m x 1.85m). Vinyl flooring, fully tiled walls, wall mounted gas radiator, low level WC, wash hand basin with hot and hold mixer taps, corner bath unit, Double glazing to rear.

**Bedroom 2** 16' x 8'3" (4.88m x 2.51m). Carpet flooring, period fireplace, wall mounted radiator, double glazing to the front, alcove space adequate for storage if needed.

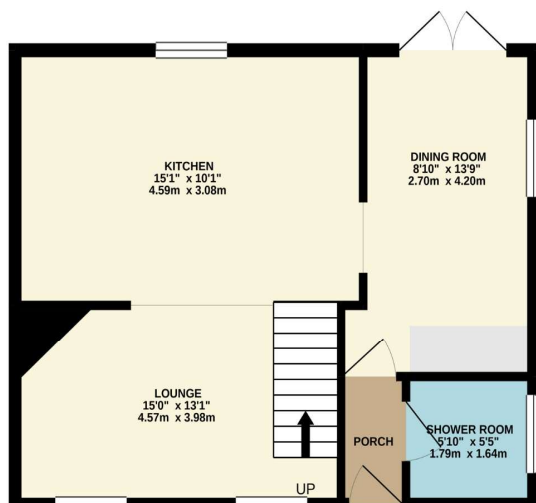
**Master Bedroom** 7'10" x 20'3" (2.4m x 6.17m). Carpet flooring, exposed wood beams, Large storage cupboard, Juliet balcony to rear aspect, access to en-suite.

**Bedroom 3** 9'9" x 10'9" (2.97m x 3.28m). Carpet flooring, contemporary decoration, wall mounted radiator, double glazing to the rear aspect.

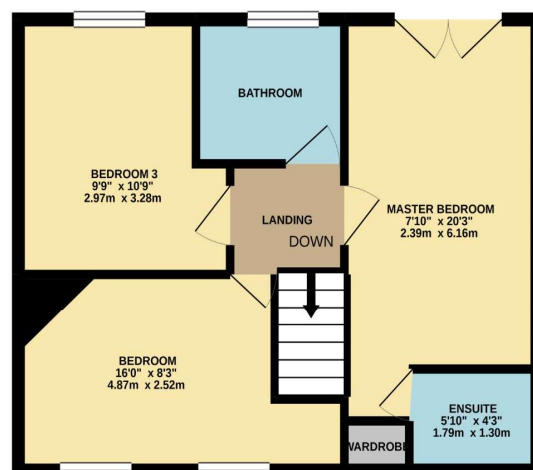
**Ensuite Bathroom** 5'10" x 4'3" (1.78m x 1.3m). Contemporary tiled flooring walk in rainforest shower, wash hand basin with hot and cold mixer taps, low level WC, double glazing to the rear.

**Outside** The garden is laid to lawn with a lovely decking area just to the exit of your dining room, with an outbuilding providing space for a washing machine.

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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