



64 St. Stephens Road, Saltash, Cornwall, PL12 4BJ

Offers Over £325,000



Lang Town & Country are to present this beautifully renovated 1930s bungalow, with a perfect blend of modern convenience and timeless character. Having recently undergone meticulous refurbishment, the property now boasts a brand-new gas combi boiler, a new gas central heating system, new plumbing and sanitaryware, as well as new electrics and lighting. Yet, despite these modern enhancements, the bungalow retains its original charm, featuring elegant fireplaces, original floorboards, and decorative lime plastered walls. With double glazing throughout, this home is as comfortable as it is stylish.

Nestled in the heart of Saltash, the gateway to Cornwall, this property enjoys easy access to local amenities and public transport links, making travel in and around the area effortless.

Step inside through the welcoming entrance hall, where doors lead to the heart of the home: the open-plan kitchen and living room. Bathed in natural light from its dual-aspect double-glazed windows, this bright and spacious area offers ample room for both relaxation and entertaining. The beautifully designed kitchen is fitted with stylish wall and base units, complemented by luxurious granite worktops and tiled splashbacks. A range cooker takes centre stage, while there is plenty of space for additional appliances and even a central island. Patio doors open up to the rear garden, seamlessly blending indoor and outdoor living. Adjacent to the kitchen, the utility room provides additional storage and plumbing for a washing machine and tumble dryer, with convenient access to a separate WC.

The bungalow features three well-proportioned double bedrooms, each exuding warmth and character. The principal bedroom enjoys a large front-aspect bay window, original wooden flooring, and a charming fireplace with a decorative surround. The second bedroom is equally spacious, featuring another original fireplace and a large front-facing window. The third bedroom, with its side-aspect window and wooden flooring, offers versatility as a guest room, home office, or additional family space.

The stunning bathroom is a true retreat, boasting a modern four-piece suite that includes a low-level WC, a sleek vanity unit with an illuminated mirror, a large shower enclosure with glass doors, and a freestanding roll-top bath. Enhancing the room's elegance are a heated towel rail, partially tiled walls, original wooden flooring, and a feature fireplace, all complemented by an obscure side-aspect window for privacy and natural light.

Outside, the property is just as impressive. A gated entrance leads to a well-maintained front garden, laid to lawn with mature shrubs and plants. To the rear, a paved patio area extends from the house, with steps leading to an elevated seating area framed by well-tended borders. The spacious, enclosed rear garden is a true haven, featuring a lush lawn, vibrant plants, fruit trees, grapevines, and a garden shed. An external water supply, lighting, and gated side access enhance the practicality of the outdoor space.

Adding further appeal is the double garage, which benefits from an electric roller door, side access, and windows, providing ample space for storage or parking.

A unique highlight of this property is its investment potential. Planning permission has been granted for a three-bedroom detached property with off-road parking and a private rear garden. The estimated land sale value of £80,000 is included in the sale, presenting a fantastic opportunity for investors or those looking to expand.

Planning Reference: PA22/09978

With its perfect balance of modern upgrades and period charm, this bungalow is a rare find in a sought-after location. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

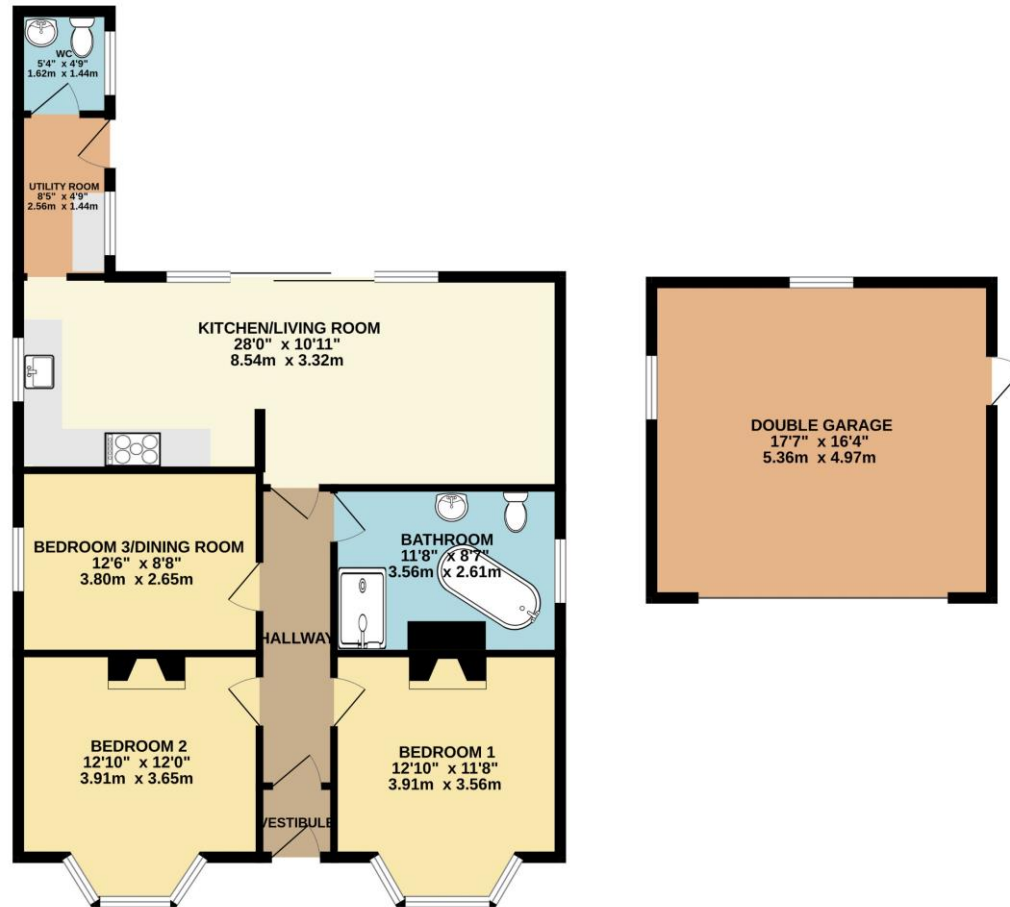


To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.

GARAGE
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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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