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**Freehold : Council Tax Band D
EPC Rating B**

Back Hill, Saltash

BELVOIR!

Guide price £450,000



Key Features

- > Extended 3/4 Bedroom Bungalow
- > Generous Corner Plot
- > Detached Garage With Annex Potential
- > Bespoke Kitchen/Diner
- > Master Bedroom With Dressing Area & En-Suite Shower Room

A simply superb, detached bungalow nestled within a generous corner plot in Saltash, Cornwall.

The property has been tastefully renovated and extended by the current owners and is immaculately presented throughout.

Features include; a stunning bespoke kitchen with Neff appliances, large island and patio doors, a spacious dual-aspect living room with electric fire and pleasant views, a gorgeous master bedroom with dressing area complete with fitted wardrobes and a modern en-suite shower room, two further double bedrooms, a stylish family shower room.



A great sized utility room, a detached garage with separate utility room and WC, a fantastic and versatile basement room with bar, kitchen area and WC - currently utilised as a bedroom, a large cellar, wrap-around gardens that have been carefully landscaped to provide several areas perfect for entertaining and al fresco dining, there is potential to park a caravan or motorhome, a long driveway, level patio and decked areas with a lovely outlook, GCH, DG & more!

This is a truly unique property and offers something different and exciting in the current marketplace!!

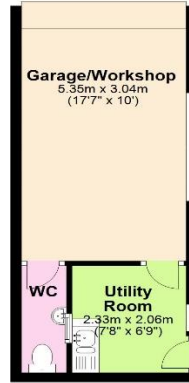
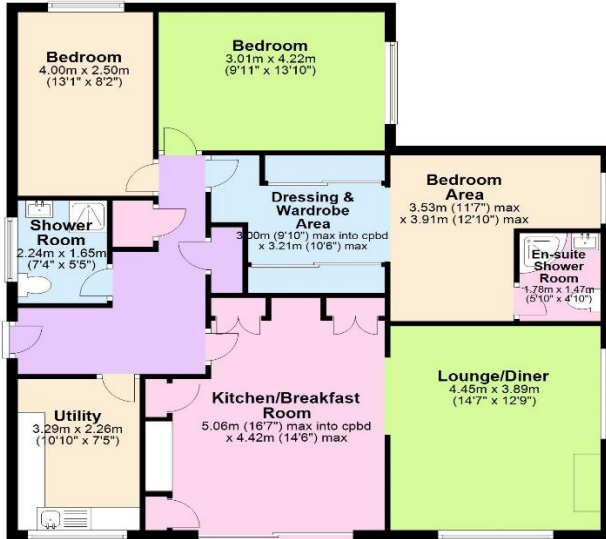
Call today to book your viewing.

Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools, a college and secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.

Garage & Annex
Approx. 49.7 sq. metres (534.9 sq. feet)



Ground Floor
Approx. 108.8 sq. metres (1171.6 sq. feet)



Total area: approx. 158.5 sq. metres (1706.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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