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Freehold : Council Tax Band D
EPC Rating D

Churchtown Vale, Saltash

BELVOIR!

Guide price £280,000



Key Features

- > Detached Two Bedroom Bungalow
- > Garage & Driveway
- > Wrap-Around Gardens
- > Contemporary Kitchen/Breakfast Room
- > Spacious Lounge/Diner

*** NO ONWARD CHAIN! ***

A superb detached bungalow located within a highly popular road in Saltash, Cornwall.

This beautifully presented home has benefitted from several improvements since it was purchased by the current owners in 2020. In the last few years, they have added a stylish kitchen/breakfast room, a contemporary bathroom, carpets and flooring throughout along with a modern boiler.

Additional features include; attractive wrap-around gardens and patio, a driveway and single garage, front porch, rear porch, spacious lounge/diner with fireplace, two double bedrooms with built-in storage, GCH, DG & more!

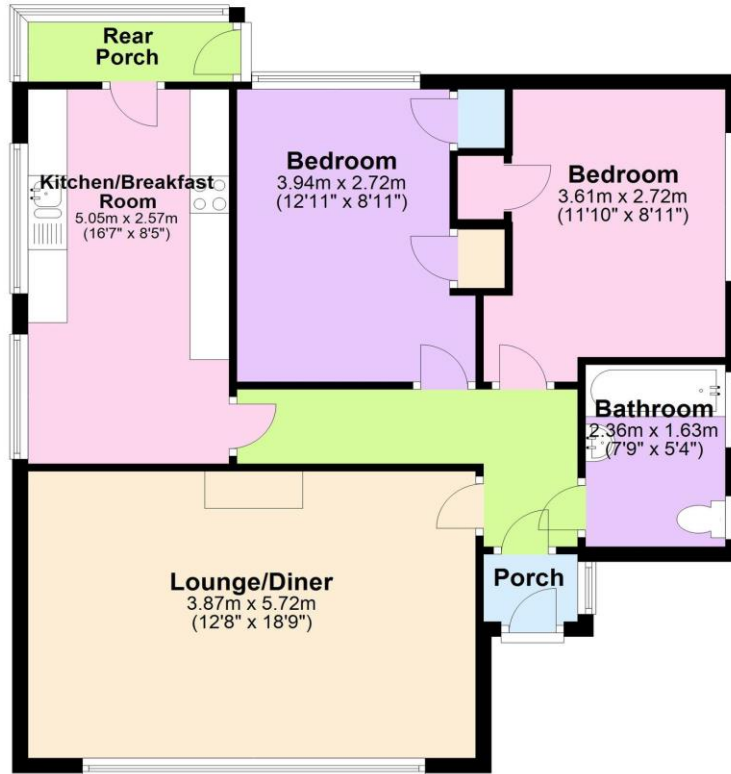


The property is situated within walking distance to Churchtown Farm Nature Reserve, the Church of St Stephen, The Cecil Arms Public House and Forder Creek. This fantastic property is sure to be popular so call today to book your viewing and avoid disappointment!

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.

Ground Floor

Approx. 74.3 sq. metres (799.4 sq. feet)



Total area: approx. 74.3 sq. metres (799.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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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