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**Freehold : Council Tax Band C**  
**EPC Rating C**

**Hobbs Crescent, Saltash**

**BELVOIR!**

**Offers in excess of £325,000**





## Key Features

- > Three Bedroom Detached Bungalow
- > Landscaped 'Wrap-Around' Gardens
- > Garage & Driveway
- > Potential To Add Further Parking Subject To Planning
- > Recently Refurbished Throughout

\*\*\* NO ONWARD CHAIN!! \*\*\*

A fabulous three bedroom detached bungalow situated on an enviable corner plot!

This superb home has been recently refurbished to a wonderful standard and is located within a highly popular cul-de-sac not far from local bus routes and amenities.

The current owners have carried out extensive improvements on both the property and the gardens alike, creating a stylish and contemporary home that you can move straight into!



Features include; a single garage and driveway, entrance porch, spacious dual-aspect living room with French doors, attractive kitchen/breakfast room with built-in dishwasher, washing machine, induction hob, oven and digital extractor fan, three good sized bedrooms, a stylish bathroom with bathtub and Mira rainfall shower with jet wash, beautiful landscaped garden with several areas to enjoy gardening, relaxing or entertaining!

The property also has the potential to add even more off-road parking subject to the relevant planning permission.

This immaculately presented property offers something truly unique in the current marketplace and need to be seen to be fully appreciated.

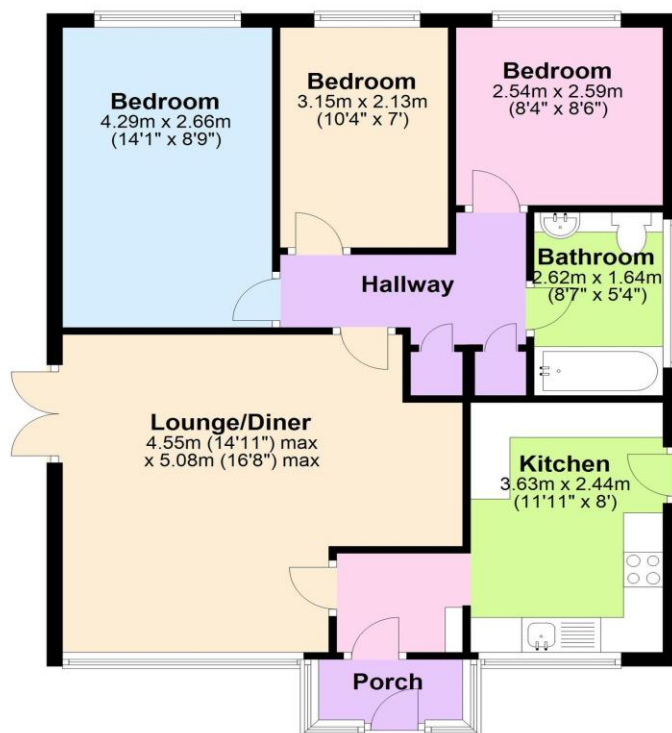
Call today to find out more!

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. 69.9 sq. metres (752.9 sq. feet)



Total area: approx. 69.9 sq. metres (752.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 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.

# BELVOIR!

Contact us today to arrange a viewing...

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