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

Deer Park, Saltash

**BELVOIR!**

Guide price £375,000





## Key Features

- > Three Bedroom Detached Bungalow
- > Fully Refurbished In 2018
- > Under-Floor Heating In Lounge, Dining Area & Kitchen/Diner
- > Contemporary Kitchen With Integral Appliances
- > Stylish Bathroom With Jacuzzi Bath & Shower Cubicle

A beautifully refurbished and extended detached bungalow in a sought-after central location with stunning river and countryside views!!

This wonderful property has been thoughtfully redesigned to add an amazing open-plan kitchen/diner along with a gorgeous master bedroom suite with en-suite shower room, dressing area & seating area to soak up the views!

The property is only a short walk from the town centre and offers many other benefits that include; a generous south facing garden, a garage with driveway parking, a ground floor double bedroom with bay window and views, entrance porch, a second good sized bedroom on the ground floor, a stylish bathroom with jacuzzi bath and shower cubicle, a wonderful open lounge area with superb entertainment centre and bay window, GCH, DG & more!



This light and airy home offers something truly unique in the current marketplace and needs to be seen to be fully appreciated!

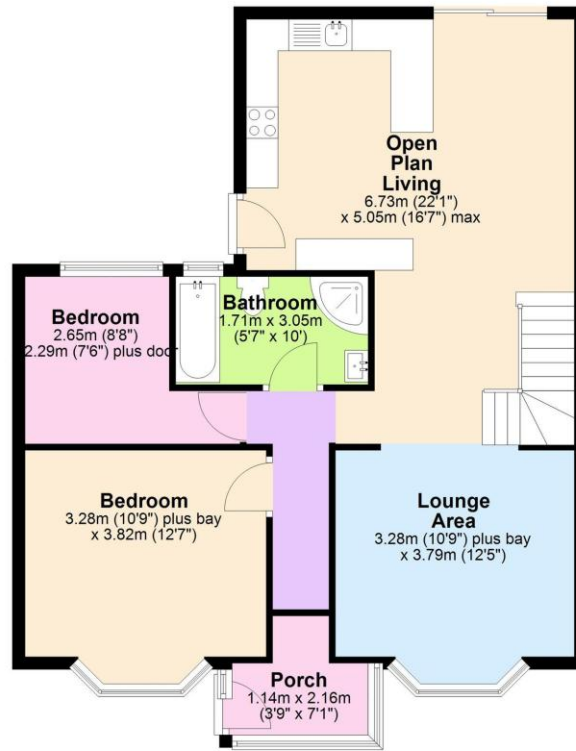
There was also planning approved in October 2021 to create a fourth bedroom upstairs. Please check the Cornwall Council website for more details. Planning number PA21/08441.

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 and a 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. 76.7 sq. metres (825.8 sq. feet)



Total area: approx. 107.4 sq. metres (1156.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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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01752 850440