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

Mote Park , Saltash

BELVOIR!

Offers in excess of £400,000



Key Features

- > Detached dormer bungalow in a convenient location
- > Walking distance to shops, pub, and bus stops
- > Driveway for multiple vehicles and front garden
- > Garage with power, lighting, and patio doors
- > Ground floor bedroom with en-suite

Substantial Detached Dormer Bungalow with Annex Potential - Offered with No Onward Chain

Situated within a short walk of a local convenience store, The Ploughboy Public House, bus stops, and other everyday amenities, this spacious detached dormer bungalow offers versatile living accommodation ideal for families, multi-generational households, or buyers seeking flexible space.

The property is set back from the road with a driveway providing ample off-road parking for multiple vehicles. A pretty front garden adds kerb appeal, while a good-sized garage with light, power, and patio doors leading to the rear garden offers excellent potential for a workshop or future conversion, subject to the necessary consents.



Inside, the ground floor features a welcoming living room with a fireplace, a bright and generous conservatory, and a stylish open-plan kitchen/diner as well as a separate utility room and downstairs WC. To the rear of the ground floor is a self-contained section that could be utilised as an annex, complete with a kitchen/diner, bedroom, and shower room—ideal for guests, extended family, or independent living.

Also on the ground floor is a spacious double bedroom with an en-suite shower room, offering the convenience of single-level living if required. Upstairs, the property continues to impress with four well-proportioned bedrooms. The first floor includes another en-suite shower room, a modern family bathroom, and an additional shower room, providing plenty of facilities for a large household.

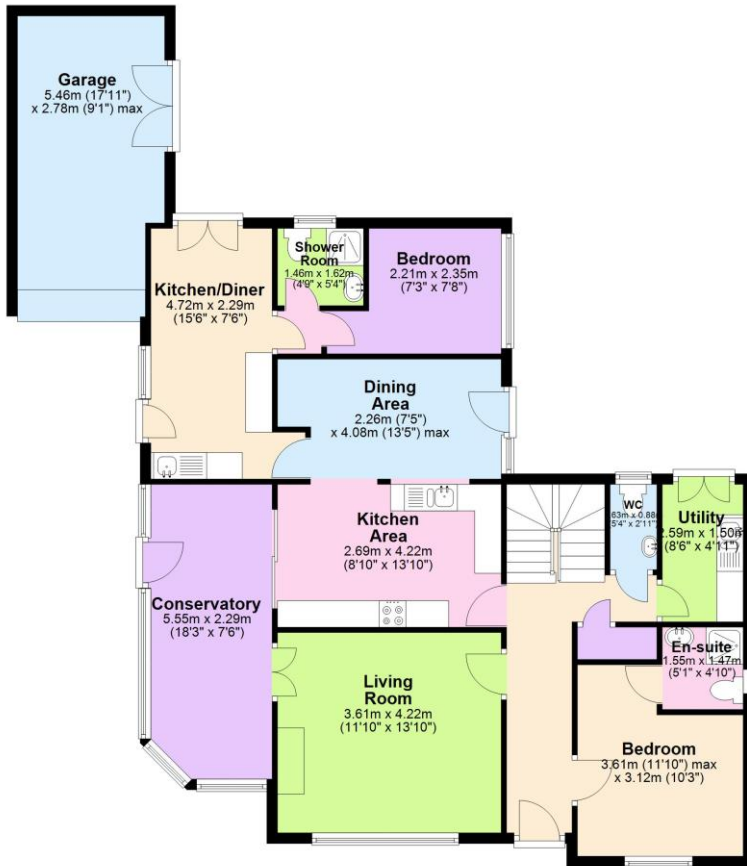
The rear garden is level and well maintained, offering a tranquil outdoor space with a patio area, gravelled sections, a garden shed, and beds for growing flowers or vegetables. Whether you're looking to relax or entertain, this garden provides the perfect backdrop.

This impressive and adaptable home is offered to the market with no onward chain and must be viewed to be fully appreciated. Combining size, location, and flexibility, it represents a rare opportunity in a sought-after area.

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.

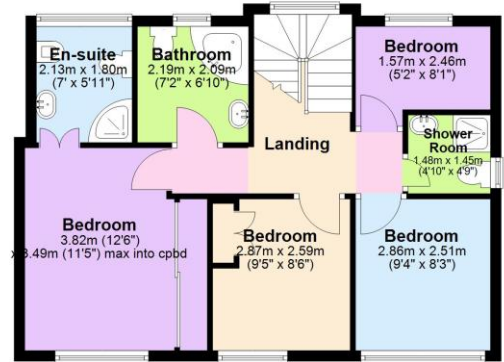
Ground Floor

Approx. 117.7 sq. metres (1266.8 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.8 sq. feet)



Total area: approx. 170.9 sq. metres (1839.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 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.

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