



4  1  2 

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

**Lynher Drive, Saltash**

**BELVOIR!**

**Guide price £450,000**



## Key Features

- > Detached bungalow set on a generous corner plot
- > Brick-paved driveway and a detached double garage
- > Welcoming entrance hallway with useful storage cupboards
- > Spacious L-shaped lounge/diner with feature fireplace
- > Kitchen/breakfast room ideal for everyday family living

Tucked away in a peaceful cul-de-sac, this detached bungalow sits proudly on a generous corner plot and offers a wonderful balance of comfort, space and convenience. From the moment you arrive, the brick-paved driveway with space for three cars and the detached double garage set the tone for a home designed to make everyday living easy.

Inside, the welcoming entrance hallway with built-in storage opens into a beautifully spacious L-shaped lounge and dining room. With its feature fireplace and generous proportions, this is the perfect place to gather with family or entertain friends, while the adjoining kitchen and breakfast room makes relaxed mealtimes and morning coffee a real pleasure.



The property offers a superb layout for both family life and visiting guests. The master bedroom is a calming retreat with its stylish en-suite shower room, complemented by two further double bedrooms and a well-sized single, all served by a modern family bathroom.

Step outside and the lifestyle appeal continues. The rear garden is well stocked and mainly laid to lawn, providing an inviting space for summer barbecues, children's play or simply enjoying the fresh air. A garden shed offers practicality, while the views stretch towards the Tamar Bridge and surrounding countryside, giving the garden a wonderful backdrop and a sense of open space.

This home combines the ease of single-level living with the rare bonus of a private, tucked-away setting. Whether you are looking for a place to entertain, to grow with your family, or to enjoy a more relaxed pace of life, this bungalow is perfectly positioned to make the most of its generous plot and picturesque surroundings.

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. 147.0 sq. metres (1582.5 sq. feet)



Total area: approx. 147.0 sq. metres (1582.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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...

# BELVOIR!

[belvoir.co.uk/offices/plymouth](http://belvoir.co.uk/offices/plymouth)

01752 850440