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

**Tower View, Saltash**

**BELVOIR!**

**Guide price £360,000**





### Key Features

- > Immaculately presented three-bedroom detached bungalow
- > Brick-paved front garden with driveway, carport and garage with electric door
- > Spacious lounge/diner with fireplace
- > Conservatory overlooking the rear garden
- > Fitted kitchen plus inner hallway with storage cupboards

This immaculately presented three-bedroom detached bungalow is set within a highly desirable location and offers a wonderful balance of comfort, practicality and charm.

To the front, a brick-paved garden with driveway and carport provides ample parking, leading into an inviting entrance porch.

Inside, the accommodation is light and well-proportioned, featuring a fitted kitchen, a spacious lounge/diner with a fireplace, and a conservatory that overlooks the garden, creating a perfect space to relax and enjoy the outlook.

The property offers two generous double bedrooms, one with fitted wardrobes, alongside a single bedroom also with fitted wardrobes, providing plenty of storage.





A modern shower room and an inner hallway with two storage cupboards add further convenience.

For peace of mind and efficiency, the bungalow benefits from owned solar panels, CCTV and an alarm system.

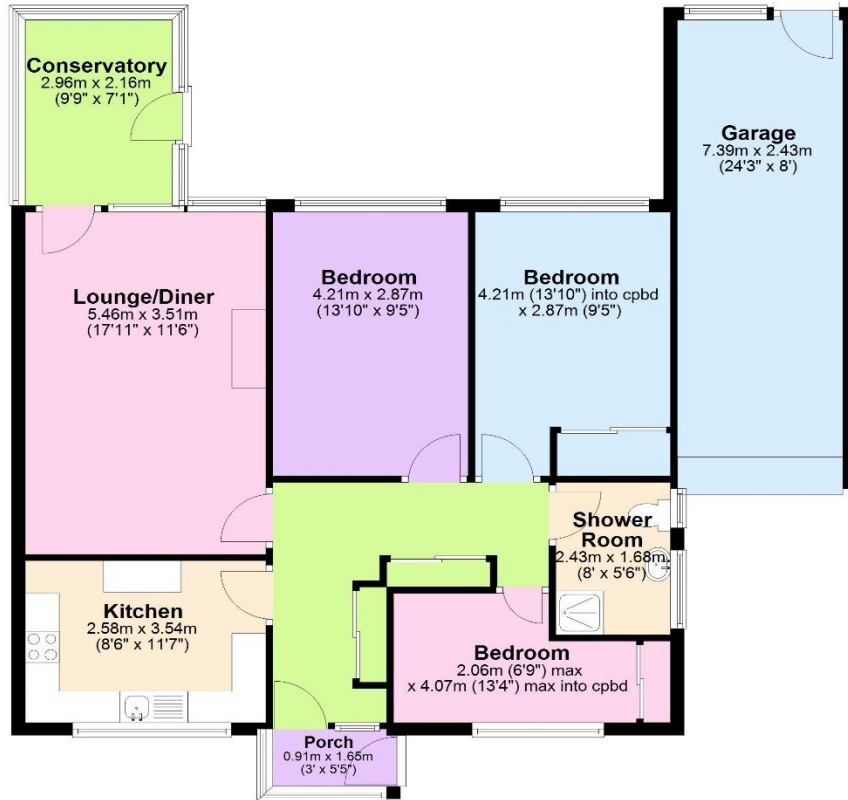
The rear garden is a particular highlight, designed to be low-maintenance yet beautifully stocked with plants and shrubs, offering a variety of areas for sunbathing, entertaining or dining al fresco. Completing the outside space is a garage with an electric door, light and power, making it both practical and versatile.

Perfectly positioned, the property is just a short distance from a local convenience store, bus route and the scenic Churchtown Farm Nature Reserve, with its stunning views and walking trails. This home combines easy modern living with a sought-after setting, making it an excellent opportunity for buyers seeking both comfort and lifestyle.

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. 103.6 sq. metres (1115.6 sq. feet)



Total area: approx. 103.6 sq. metres (1115.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 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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