

lukeboon.exp.uk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@exp.uk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



2 BATHROOM



1252 SQ.FT



FREEHOLD

DARTMOOR VIEW SALTASH PL12 6WF OFFERS OVER £285,000

Superb, three double bedroom family home, with exquisite open plan living space & private rear garden.
Allocated parking & set in a quiet Cul-de-Sac location



LUKE BOON

Personal Estate
Agent



lukeboon.exp.uk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@exp.uk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

Dartmoor View is a quiet Cul-de-Sac in the popular Pillmere development on the outskirts of Saltash. Giving easy access to the A38 expressway, plus a number of local amenities, including local business parks, Waitrose, local parkland and bus routes into Plymouth and the town centre.

Saltash is a coastal town located on the edge of the River Tamar. Filled with an array of local and national traders, Saltash gives easy vehicle access into Plymouth and Devon, plus leads down to Liskeard and through to Callington. There are a number of local primary schools, plus a train station leading through to Paddington in London and down into Cornwall.

You enter the property into the open plan living space which has two windows to the front elevation. On the right hand side of the room is the fitted kitchen area which has a wide range of base and wall-mounted units with a work surface over. There is space for an array of appliances and a large breakfast bar which divides the room perfectly.

At the rear of the room is the lounge area which has bi-folding doors which lead into the snug. The lounge has a large media wall with shelving and inset electric 'living flame' fire. There is also a large under-stairs storage cupboard and stairs leading up to the first floor. The snug has triple aspect windows and doors leading out onto the rear garden and inset spotlights. This room can be used as a formal dining area, home office or as a play room.

The first floor landing gives access to bedrooms two and three as well as the family bathroom. There are stairs leading up to the second floor. Bedroom two has a window to the rear elevation and is a great size. Bedroom three is located at the front of the property and has two windows to the front elevation and is currently used as a home office.

LUKE BOON

POWERED BY
exp UK
Personal Estate Agent

The family bathroom has recently been refurbished and is beautifully presented, with a panelled bath with a shower overhead, wall-mounted wc, a hand wash basin with storage cupboard under and a heated towel rail. There are panelled splash-backs, an extraction fan and an obscured window to the side elevation.

The second floor landing leads through to the main bedroom suite. The bedroom area is an excellent size with dual aspect windows to the front and side elevations. There is a large storage cupboard and a built-in wardrobe. There is an archway leading through to the dressing area which has five built-in wardrobes access to the en-suite shower room and a Velux window to the rear elevation.

The en-suite shower room matches the family bathroom suite. It has a large walk-in shower, wall-mounted wc, hand wash basin with storage cupboard under and a heated towel rail. There is an extraction fan and a Velux window to the rear elevation.

Externally the rear garden has been landscaped and has a large level patio with an external power point which has a step down onto the lawn. The garden is accessed via the snug and is fully enclosed with a gate leading to the front of the property.

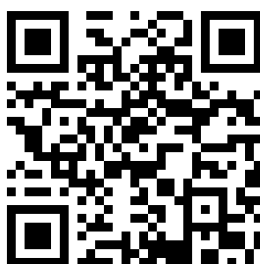
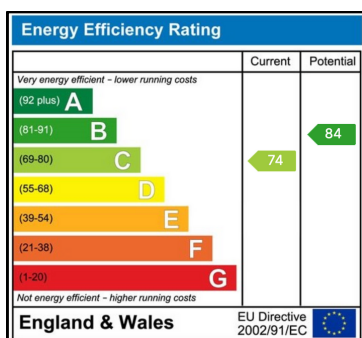
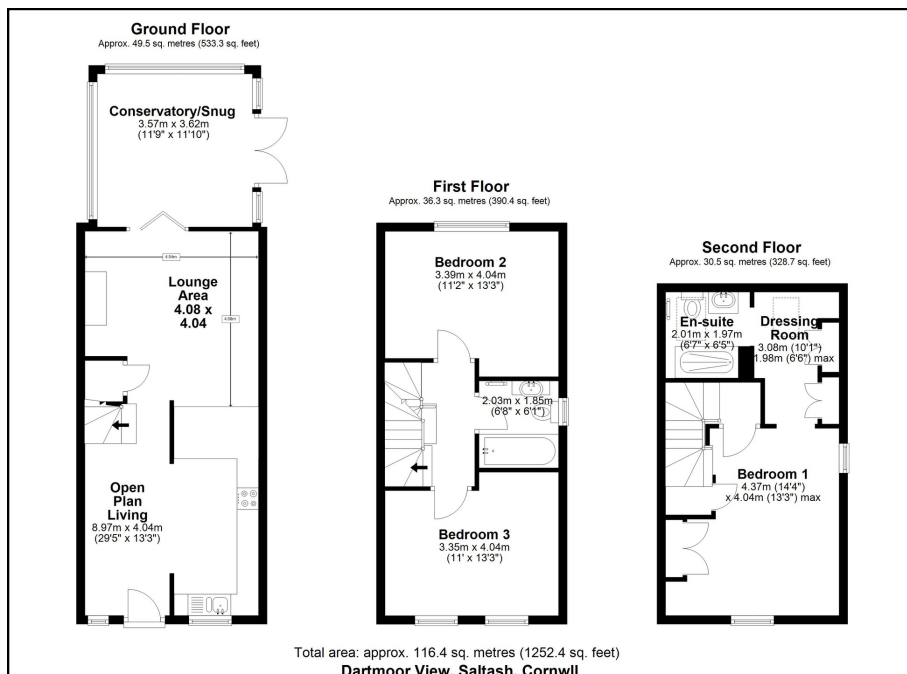
The property has a numbered allocated parking space, in addition to this there is ample on street parking available on a first come first serve basis within the cul-de-sac.

Tenure - Freehold

EPC - C

Council Tax Band - C

Services - Mains Water, Gas, Drainage & Electricity. Connected to Fibre Broadband



Website Link

Any questions? Want to make an offer?
Please get in touch

lukeboon.exp.uk.com

01752 295996

07810 601815 (WhatsApp)

luke.boon@exp.uk.com

Facebook - lukeboonestateagent

Instagram - @lukeboonestateagent

Youtube - @lukeboonestateagent