



**Hillside Avenue, Saltash PL12 6HF**

**welcome to**

**Hillside Avenue, Saltash**

Fox & Sons are pleased to present this immaculate three double bedroom dorma bungalow with stunning river & countryside views across the river Tamar. Sold with NO ONWARD chain this is a must see! Call 01752 847151 to view





### Entrance Porch

main door leading to obscure glazed internal entrance door

### Entrance Hall

Stairs to master bedroom. Radiator.

### Lounge

11' 11" x 13' 1" ( 3.63m x 3.99m )

Rear double glazed window with river views. laminate wood effect flooring. Radiator.

### Kitchen

15' 7" max x 12' 9" ( 4.75m max x 3.89m )

Range of wall and base units, splashback tiling with 1 1/2 stainless steel sink/drainers and roll top work surfaces. Vertical radiator. Cupboard housing wall mounted boiler. Space for dishwasher. and large fridge/freezer. Rear double glazed window with river views. Tiled flooring. French doors onto stairs to rear garden.

### Master Bedroom

18' 3" x 16' 4" ( 5.56m x 4.98m )

Restricted head height with multiple velux windows. Storage space to the eaves. Door to the ensuite. Radiator. Scenic views across the River Tamar.

### Ensuite

Walk in shower, wc and vanity sink. Tiled to the principle areas, and tiled flooring. Velux window. Heated towel rail and extractor fan.

### Bedroom Two

11' x 10' 8" ( 3.35m x 3.25m )

Front double glazed window. Walk in wardrobe. Under stair cupboard space. Radiator. TV point

### Bedroom Three

7' 11" x 9' 1" ( 2.41m x 2.77m )

Front double glazed window. Power points with usb. Radiator.

### Bathroom

Fully tiled ground level bathroom with four piece

suite comprising of corner bath tub and hand held shower on cord. vanity sink and low level wc. Walk in shower with dual mixer shower. Wall mounted heated towel rail. Side obscure double glazed window. Spotlights.

### Cellar

16' 7" x 21' 10" max ( 5.05m x 6.65m max )

Stainless steel sink/drainers. Plumbing for washing machine. Electric points.

### Rear Garden

Enclosed with featherboard fencing to the sides. Rear stone wall, large patio seating area. Side access. Door access to the cellar.



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## **Hillside Avenue, Saltash**

- THREE BEDROOM DORMA BUNGALOW
- MASTER LOFT BEDROOM WITH EN SUITE
- SCENIC RIVER VIEWS
- GREAT LOCATION CLOSE TO SALTASH HIGH STREET
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers in excess of

**£295,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SAS104545 - 0030

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**fox & sons**



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