



**Tiddy Close, St. Germans Saltash PL12 5NW**

**welcome to**

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We are pleased to bring to market, a detached dormer bungalow on a generous plot with South facing garden. Versatile accommodation across two levels with garage and hardstanding to the rear. This home also has the potential to extend. This is a must view to appreciate what this home has to offer.



### **Entrance Hall**

Carpet flooring, radiator, storage cupboard, ceiling light.

### **Lounge**

20' 11" x 11' 8" ( 6.38m x 3.56m )

Carpet flooring, ceiling light, radiator, double glazed window to rear with view across rear garden and beyond.

### **Dining Room**

8' 6" x 9' 9" ( 2.59m x 2.97m )

Carpet flooring, ceiling light, radiator, ceiling light and under stairs storage.

### **Kitchen**

10' 9" x 12' ( 3.28m x 3.66m )

Wall and floor based units, tiled flooring, tiled splash backs, double glazed window to front, radiator, ceiling light, Neff electric oven and AEG induction hob, space for dishwasher and Fridge freezer, door leading to utility room.

### **Utility Room**

6' 8" x 5' 7" ( 2.03m x 1.70m )

Vinyl flooring, storage shelves, ceiling light, space for washing machine and tumble dryer.

### **Bedroom One**

11' 9" x 12' 5" ( 3.58m x 3.78m )

Upvc double glazed picture window to the rear with long views looking across and down the River Lynher. Eaves storage, original wood flooring, ceiling light, radiator and two large wardrobes.

### **Bedroom Two**

8' 7" x 12' ( 2.62m x 3.66m )

Painted wood flooring, double glazed window to front, ceiling light, radiator, storage cupboard, eaves storage.

### **Bedroom Three**

9' 3" x 10' 7" ( 2.82m x 3.23m )

Carpet flooring, ceiling light, radiator and double glazed window to rear.

### **Bedroom Four**

8' x 8' 10" ( 2.44m x 2.69m )

Carpet flooring, ceiling light, radiator, and upvc doors leading to conservatory.

### **Conservatory**

Door to the front, windows on both sides.

### **Upstairs Bathroom**

Obscure glazed window to the side. White modern suite, w/c, pedestal wash hand basin, paneled bath with separate taps, tiled splashbacks. Wall mounted mirror storage, shaver outlet, ceiling light,

### **Downstairs Shower Room**

Corner shower, w/c, hand basin, fully tiled throughout, wall mounted heated towel rail, mirrored storage cabinet.

### **Outside**

Front garden with fence boundaries, bushes and shrubs. Modern oil storage tank. Pathway leads you along the side giving access to the rear. To the rear, wide paved patio, garden shed, area laid to lawn with bushes and shrubs. Garage with access via the private road and concrete hard stand



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## Tiddy Close, St. Germans Saltash

- DETACHED DORMER BUNGALOW
- GARAGE AND HARDSTANDING
- OIL FIRED CENTRAL HEATING
- FOUR BEDROOMS
- COUNCIL TAX BAND E

Tenure: Freehold EPC Rating: D

offers in excess of

**£450,000**



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