



Hillside Avenue, SALTASH PL12 6HF

welcome to

Hillside Avenue, SALTASH

We are thrilled to introduce you to a truly exceptional four double bedroom residence, offering breathtaking views of the tranquil river and the picturesque countryside across the River Tamar. This exquisite detached home is just a stone's throw from the bustling Saltash high street.



Entrance Hall

Stairs up to the lounge, radiator, two storage cupboards, stairs down to lower level.

Lounge

27' 8" max x 16' 4" max (8.43m max x 4.98m max)
Some restricted head height, french doors to rear with Juliet balcony, scenic river view, feature electric fire with surround, vellum windows, storage to eves.

Dining Room

11' 8" max x 11' 9" (3.56m max x 3.58m)
Double glazed window to rear, radiator, opening to kitchen

Office

7' 1" x 10' 6" (2.16m x 3.20m)
carpet flooring, velux window, door to living room, ceiling light,

Kitchen

13' 1" x 7' 10" (3.99m x 2.39m)
Double glazed window to rear, obscure double glazed window to side, range of wall ad base units, roll top work surface, integrated gas cooker with electric oven, integrated dish washer, 1 1/2 bow stainless sink/drainers, splash back tiles, breakfast bar

Bedroom One

11' 5" x 9' 4" (3.48m x 2.84m)
Double glazed window to rear, radiator, door to en suite

En Suite

Obscure double glazed window to side, three piece suite with a sink, low level wc and shower cubicle, wall mounted towel rail,

Bedroom Two

11' 8" x 12' 2" (3.56m x 3.71m)
carpet flooring, radiator, ceiling light door to lower ground hallway.

Bedroom Three

11' 10" x 12' 5" (3.61m x 3.78m)

Double glazed bay window to front, Radiator

Bedroom Four

12' 3" x 11' 9" into bay (3.73m x 3.58m into bay)
Double glazed bay window to front, Radiator

Utility Room

tilled flooring, shelving about space for washing machine and tumble dryer. double glazed window to rear.

Bathroom

Three piece suite with a corner Jacuzzi bath with mixer shower over, pedestal sink, low level wc, fully tiled, radiator

Rear Garden

Beautifully presented landscaped garden that incorporates storage shed, greenhouse, pond with water feature, plant beds, multiple seating area's and access to the cellar as well as side paths leading to the front.



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welcome to

Hillside Avenue, SALTASH

- DETACHED FOUR BEDROOM HOME.
- EXTENDED OVER THREE FLOORS.
- BEAUTIFUL REAR GARDENS
- SCENIC RIVER TAMAR VIEWS
- EN SUITE TO MASTER

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105522 - 0003

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