

# 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, celing 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/drainer, 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**

tiled 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.





### 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





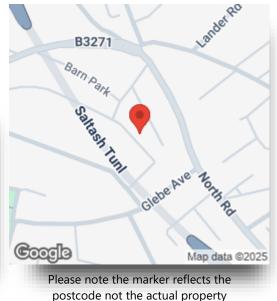
## view this property online fox-and-sons.co.uk/Property/SAS105522



Property Ref: SAS105522 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





postcode not

fox & sons



01752 847151

≷ sa

saltash@fox-and-sons.co.uk

20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk