

Hillside Road, SALTASH PL12 6EX



welcome to

Hillside Road, SALTASH

Fox and sons are pleased to bring to market a versatile, modern three/four bedroom detached bungalow to the market. Property consist of living area with views across the River Tamar, modern shower room and kitchen. Ample off road parking and converted garage with utility area and handy cellar.













Lounge

14' 7" x 12' 4" (4.45m x 3.76m) Carpet flooring, large radiator, double glazed window to rear, ceiling light and electric fire place.

Dining Room/ bedroom

12' 4" x 12' 6" (3.76m x 3.81m) Laminate flooring, ceiling light, double glazed window to front elevation, radiator, currently being used as a dinning room but can be used as bedroom or anything to suit a buyers requirements.

Office/bedroom

9' 6" x 11' 10" (2.90m x 3.61m) Carpet flooring, radiator, ceiling light, double glazed window to front elevation, currently being used as home office and spare quest bedroom.

Kitchen

12' 3" x 9' 2" (3.73m x 2.79m) Laminate flooring, double glazed window to rear elevation, radiator, wall and floor mounted units. integrated dishwasher, built in double oven and fridge freezer, gas hob and extractor fan, ceiling light and door to side porch.

Side Porch

Porch leading to front and rear elevation of the property, space for coats and shoes and extra storage, ceiling light and power.

Downstairs W/ C

 $6' \times 4' 5''$ (1.83m x 1.35m) Laminate flooring, radiator, towel rail, hand basin, W/C, storage cupboard housing the boiler.

Bedroom One

9' 5" x 10' 11" ($2.87m\ x\ 3.33m$) Carpet flooring, ceiling light, radiator, double glazed window to rear elevation with views.

Bedroom Two

9' 5" x 10' 11" (2.87m x 3.33m) Carpet flooring, ceiling light, radiator, double glazed window to front elevation.

Bathroom

7' 3" x 6' 6" (2.21m x 1.98m) Walk in shower, hand basin with storage, ceiling light, heated towel rail, touch light wall mounted mirror, double glazed window to side elevation, W/ C

Storage Room/ Converted Garage

16' x 8' (4.88m x 2.44m) Converted garage with utility area and access to the rear garden.





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Hillside Road, SALTASH

- VERSATILE DETACHED BUNGALOW
- AMPLE SPACE DRIVEWAY
- REAR GARDEN
- DOWNSTAIRS W/ C
- COUNCIL TAX BAND D

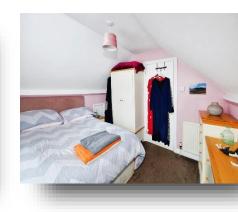
Tenure: Freehold EPC Rating: D

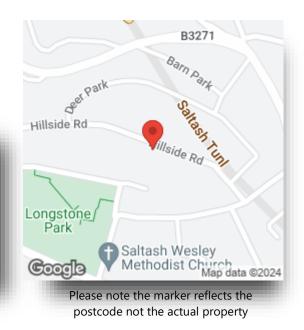
offers in excess of

£330,000









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Property Ref: SAS105146 - 0013 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.

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