



**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 dining 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' x 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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welcome to

## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105146 - 0013

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fox & sons



**01752 847151**



[saltash@fox-and-sons.co.uk](mailto:saltash@fox-and-sons.co.uk)



20 Fore Street, SALTASH, Cornwall, PL12 6JL



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