



Hillside Road
Saltash | Cornwall



Town • Country • Coast



A deceptively spacious 4 bedroom detached dorma bungalow set in a popular residential location on the outskirts of Saltash featuring wonderful far reaching waterside views, off-road parking and an enclosed garden. The property offer's well presented living accommodation with great flexibility and versatility with bedrooms on both the ground and first floor which could be utilised as additional reception or hobby rooms.

The driveway is at the front of the property with off-road parking for 2 vehicles with access to the side into the property. The property itself features a welcoming entrance hallway with a spacious room currently utilised as a dining room but could be a ground floor bedroom. There is a generous picture window in the living room at the rear with far reaching waterside views. There is a well presented modern kitchen with a wonderful outlook from the window at the rear and a porch to the side. There is an additional reception room or downstairs bedroom, giving you the flexibility of 2 downstairs bedrooms or 3 reception rooms if required. The ground floor also features a useful cloakroom with a WC.

On the first floor there are 2 spacious bedrooms with a fantastic view from the rear bedroom alongside a well presented shower room. At the rear there is an enclosed low maintenance garden and a useful utility room/garage at the side of the property.



Situation

Saltash is a popular Town in East Cornish located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The Town Centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

Directions

The postal code is PL12 6EX. The postal code does take you to the property via SatNav and the property can be found on your left hand side.

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Hallway

Bedroom / Dining Room
12'4" x 11'10" (3.78m x 3.61m)

Living Room
13'5" x 11'10" (4.11m x 3.63m)

Kitchen
9'11" x 9'2" (3.04m x 2.81m)

Bedroom / Home Office
11'10" x 9'5" (3.61m x 2.88m)

WC
6'0" x 4'3" (1.84m x 1.31m)
1.31m narrowing to 0.93m

Side Porch
9'2" x 2'8" (2.80m x 0.82m)

First Floor Landing

Bedroom
12'1" x 11'1" (3.70m x 3.40m)

Shower Room
7'3" x 6'3" (2.21m x 1.91m)

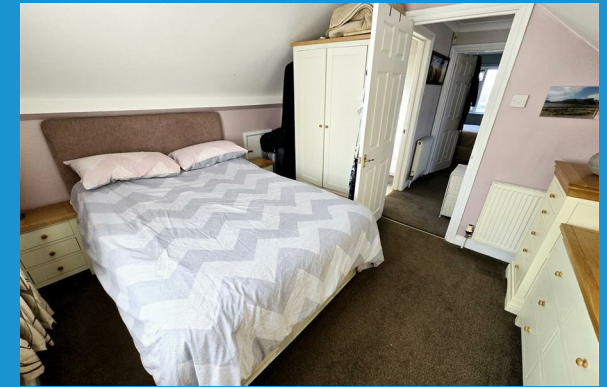
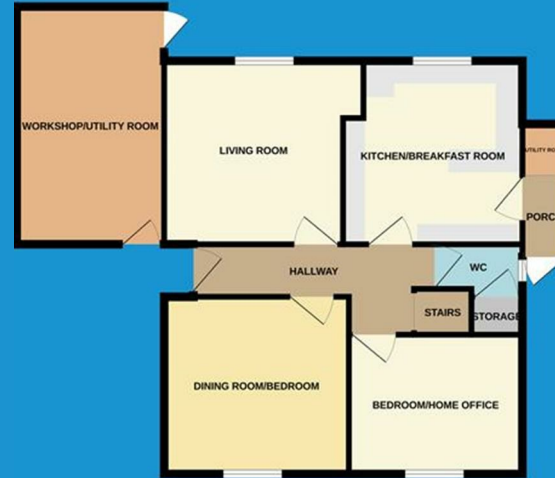
Bedroom
11'4" x 9'4" (3.47m x 2.86m)

Services

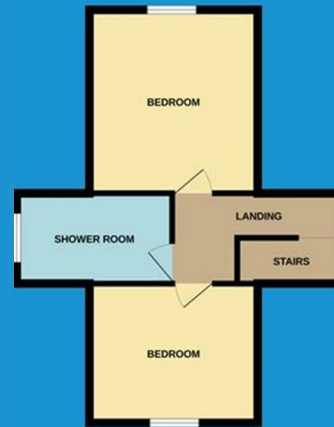
Mains Electricity, Gas, Water and Drainage.
Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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