



Asking Price £230,000

This detached home boasts wonderful views of the River Tamar and the surrounding countryside. Ideally located within walking distance of Longstone Park, Saltash town centre, and local amenities, it offers both convenience and tranquillity. The property features flexible living accommodation, making it perfect for a variety of lifestyles. Highlights include two spacious reception rooms with stunning views, a well-equipped fitted kitchen, and a modern downstairs bathroom. Upstairs, you'll find a convenient shower cubicle and a separate WC. The home offers three double bedrooms, ensuring ample space for family or guests. Another feature is the impressive 25ft utility room, adding practicality and storage options. Outside, the south-facing rear garden benefits from a patio and lawn, ideal for relaxing or entertaining. Additional features include off-road parking, gas central heating and double glazing. Although the property would benefit from some modernisation, an early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

novahomes

Established 2008

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Hillside Road, Saltash, PL12 6EY

Accommodation Comprises

Ground Floor

Entrance Hall

Living Room:

4.26m (14`) plus recess x 3.63m (11` 11`)

Dining Room:

3.78m x 3.64m (12` 5`` x 11` 11`)

Kitchen:

2.65m x 3.48m (8` 9`` x 11` 5`)

Bedroom 3

3.63m x 2.85m (11` 11` x 9` 4`)

Bathroom:

1.68m x 2.08m (5` 6` x 6` 10`)

Utility:

7.80m x 1.86m (25` 7` x 6` 1`)

First Floor

Bedroom 1

3.43m (11` 3`) max x 3.90m (12` 10`)

Bedroom 2

3.43m (11` 3`) x 3.58m (11` 9`) max

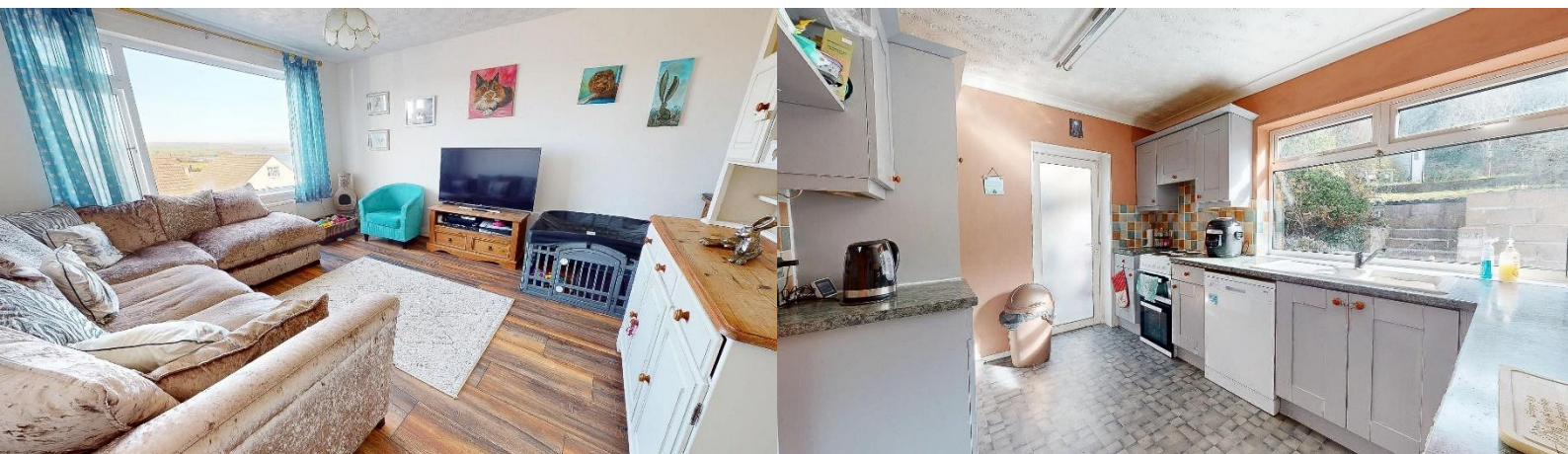
WC

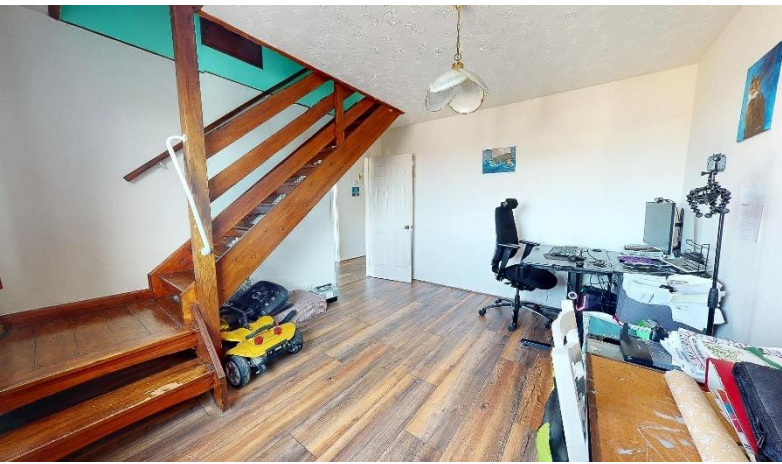
Parking

Hardstand parking for one car to the front

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.





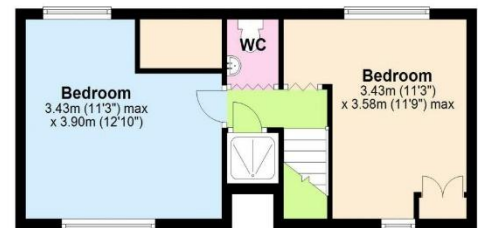


Ground Floor
Approx. 78.7 sq. metres (847.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



First Floor
Approx. 30.1 sq. metres (323.6 sq. feet)



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Total area: approx. 108.8 sq. metres (1170.6 sq. feet)



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

