





Property Description

We are delighted to introduce this charming three bedroom detached bungalow to the market, situated in a highly sought-after location. Benefiting from two double bedrooms, one single bedroom, kitchen, lounge, diner, shower room, front and rear garden and garage.

Located in Saltash, located close to a host of local amenities such as an array of shops and restaurants, local parks whilst offering easy access to the A38.

As you enter this bungalow, you are welcomed with a spacious bright and airy lounge with a beautiful box bay window and a stunning feature fireplace, followed by the primary bedroom also offering beautiful box bay windows, a further good-sized double bedroom, and a single bedroom can also be found, followed by a separate dining room with a feature fireplace, creating the perfect space for hosting and socialising, which flows into the kitchen area with matching wall and base units with built-in appliances, and completing this home you will find a shower room comprising walk-in corner shower, hand basin and W.C.

Externally, this property offers and benefits from a well-presented front and rear garden, perfect for enjoying in the summer months and a garage.

EARLY VIEWINGS ADVISED!

Lounge

16' maximum x 13' 1" maximum (4.88m maximum x 3.99m maximum)

Dining Room

13' 8" maximum x 10' 6" maximum (4.17m maximum x 3.20m maximum)

Kitchen

14' 5" x 6' 9" (4.39m x 2.06m)

Bedroom One

13' 7" maximum x 10' 11" maximum (4.14m maximum x 3.33m maximum)

Bedroom Two

13' 11" x 10' (4.24m x 3.05m)

Bedroom Three

10' 4" x 5' 7" (3.15m x 1.70m)

Shower Room

10' 3" x 6' 2" (3.12m x 1.88m)

Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 90.6 m² (976 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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15 Victoria Road St Budeaux
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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110084



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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