



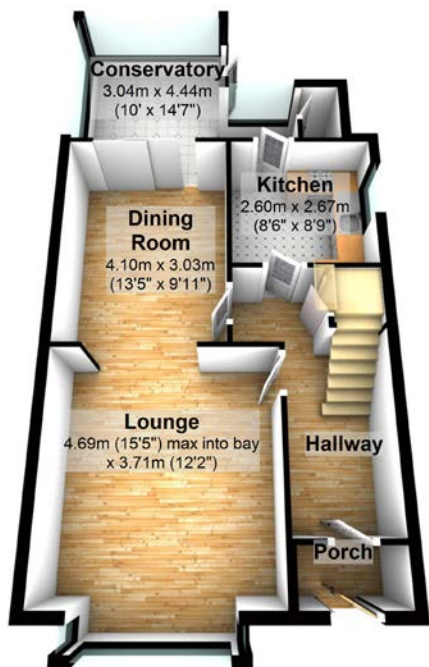
- Stunning River Views
- Detached Family Home
- Driveway Parking
- Enclosed Rear Garden
- Master En-Suite
- 2 Reception Rooms
- Cul-De-Sac Location

### Property Summary

Quiet location with beautiful river views!  
This is a wonderful family home offering plenty of accommodation to suit any growing family!  
Briefly comprising; 2 reception rooms, conservatory, kitchen, 3 double bedrooms (master with en-suite), a single bedroom and a family bathroom. With driveway parking, front and rear gardens. A real must see.

**EPC Rating:** E **Tenure:** Freehold





### Directions

From our office on Millbay Road, proceed along to the traffic lights and remain in the left hand lane. Proceed to the roundabout and keep in the right hand lane to proceed onto the Crescent, follow this road until you approach the roundabout and take the first exit onto Saltash Road. Proceed to the roundabout and take the second exit on to Alma Road, continue along this road until you approach the second set of traffic lights, remain in the left hand lane and then into the right hand lane, to proceed down Woseley Road, continue on this road for approximately 1.5 miles then you will take a right turn into Little Ash Road proceed up the hill and follow the road around to the left and the property can be found a short way along on the right hand side.

**Available for viewing 7 days a week.**  
Contact us today.

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The vendor has advised us that the information contained within these particulars is correct to the best of the vendors knowledge. With regard to appliances and electrical installations, we have not tested any items detailed in these particulars and any prospective purchaser should satisfy themselves with regard to their condition. All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded. All measurements are approximate. All floor plans of properties are not drawn to scale and are for information only.



### Want to know more?

We recognise that buying a property is a big commitment and therefore recommend that you visit the following websites for further information about the property and local area.

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.plymouth.gov.uk](http://www.plymouth.gov.uk)