



Pillaton, Saltash, PL12 6QS

Guide Price £350,000

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Guide £350,000 - £375,000

Francis Stuart welcome to the market Meadow View, The Row, Pillaton, Saltash, PL12 6QS

A spacious and beautifully refreshed three semi-detached home with ensuite, offering over 1,300 sq ft of living space, a modern finish, garage, driveway and a generous rear garden all set within the charming Cornish village of Pillaton.

Perfectly positioned between Callington, Tavistock and Plymouth, the location strikes the balance for buyers searching for a getaway from city life in peaceful countryside surroundings while still proving access into the city for work and social events.

Offered to the market with no onward chain, this creates a fantastic opportunity for buyers seeking a smooth and straightforward move.

Pillaton is one of those villages buyers quietly fall in love with. Set within the stunning Tamar Valley, the area is surrounded by countryside, creating a calm and welcoming environment. Whether it's a quiet morning or a relaxed evening, there's something special about opening the windows and taking in the fresh countryside air and that feeling of driving home through the foliage-lined country lanes as they change from Winter to spring and into summer.

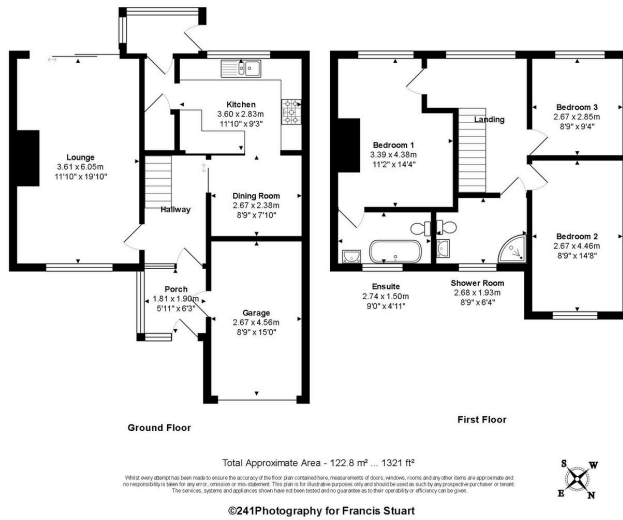
Meadow View extends to approximately 1,321 sq ft, offering a fantastic amount of space that's perfectly suited to family life or those looking for room to grow.

A welcoming entrance porch ideal for muddy boots and paws leads into a central hallway, setting the tone for the space throughout.

From here, you're drawn into an impressive lounge measuring 11'10 x 19'10 a bright and generous room with double doors opening out to the garden. It's a space that works just as well for relaxed evenings as it does for entertaining family and friends, whether that's hosting, unwinding, or gathering up the family for a game of cards.

The first floor continues to impress with three well-proportioned bedrooms, including a master bedroom, a main bedroom 11'0





- Three-bedroom semi-detached home
- No onward chain
- Beautifully refreshed throughout with a modern finish
- En-suite to the main bedroom plus family bathroom
- Entrance porch – ideal for coats, boots and muddy paws
- Over 1,300 sq ft of living space
- Spacious lounge with doors opening onto the garden
- Generous rear garden with patio and lawn
- Private driveway providing off-road parking
- Off-road parking with patio and lawn
- Private driveway providing off-road parking
- No onward chain



04030201\_0916 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Meadow View The Row Stanton PL12 9GB	Energy rating <b>D</b>	Valid until 22 April 2031
Property type Semi-detached house		Certificate number 6833-8924-8000-0808-1222
Total floor area 107 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificates/6833-8924-8000-0808-1222/jrre/1w>

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