

## Edgcumbe Road, St. Dominick, Saltash, PL12

Guide Price £385,000

3 2 2



A spacious three-bedroom detached home set within a generous plot in a highly sought-after cul-de-sac. Enjoying breathtaking panoramic views over the surrounding countryside, this impressive property benefits from a private driveway, garage, and beautifully maintained gardens.

Situated in the village of St Dominick, the property enjoys a peaceful and private setting just 4 miles from Callington and 8 miles from Saltash. Nestled within the Tamar Valley Area of Outstanding Natural Beauty, the village offers a superb position between both Bodmin Moor and Dartmoor. Local amenities include a popular primary school, community shop, public house, playing field, and bus services.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Three Bedrooms (1 Ensuite)
- Generous Sized Plot
- Panoramic Countryside Views
- Well-Maintained Gardens
- Detached
- Spacious Accomodation
- Private Driveway & Garage
- Highly Sought-After Cul-De-Sac
- Freehold

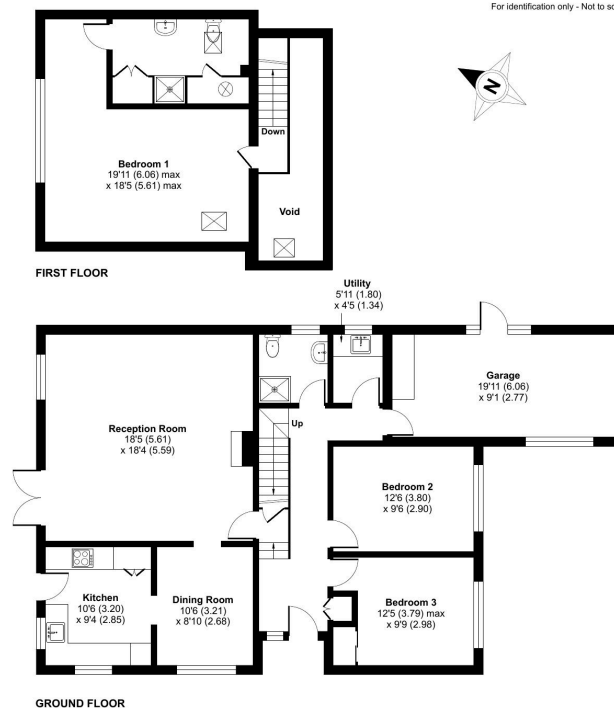
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Approximate Area = 1410 sq ft / 130.9 sq m (excludes void)

Garage = 181 sq ft / 16.8 sq m

Total = 1591 sq ft / 147.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihocom 2025. Produced for Ben Estates TA Ben Langton Powered by exp. REF: 1372108