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**Freehold : Council Tax Band D
EPC Rating C**

Windmill Hill, Saltash

BELVOIR!

Guide price £395,000



Key Features

- > Beautifully Presented Three/Four Bedroom Detached Dormer Bungalow
- > Generous Plot Within A Popular Cul-De-Sac
- > No Onward Chain
- > Driveway Parking For Multiple Vehicles & Extended Garage
- > Spacious Living Room & Versatile Reception Rooms

No Onward Chain.

A beautifully presented three/four bedroom detached dormer bungalow set on a generous plot within a highly sought-after cul-de-sac, just a short walk from the heart of Saltash town centre. Offered for sale with no onward chain, this extended family home has been lovingly maintained by the current owners since approximately 1989 and offers spacious, versatile accommodation throughout.

Features include a generous brick paved driveway providing parking for multiple vehicles, an extended single garage with rear access to the garden, handy entrance porch, spacious living room, versatile downstairs reception room/fourth bedroom, useful downstairs WC/utility room, and a superb ground floor master bedroom with built-in wardrobes and en-suite shower room.



The attractive kitchen/breakfast room benefits from solid wood units and granite worktops, while the spacious conservatory with air conditioning enjoys lovely views across the rear garden. A further versatile reception room downstairs could be used as a dining room or study and benefits from under-stairs storage.

Upstairs offers a generous double bedroom, a further smaller double or twin room, both with eaves storage, alongside a bright and attractive family bathroom. Additional benefits include air conditioning in three bedrooms and a whole house heat recovery system.

One of the standout features of the property is the fabulous sunny rear garden, offering level lawn, patio seating areas, a charming wooden bench swing, and garden sheds — ideal for families and entertaining alike.

The property is conveniently situated close to local amenities, schools and transport links within central Saltash.

Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools, a college and secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.

Ground Floor
Approx. 120.9 sq. metres (1301.1 sq. feet)



First Floor
Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 156.5 sq. metres (1684.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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