



13 Little Ash Gardens, Saltash Passage, Plymouth, Devon, PL5 1JZ

## Offers Over £300,000



Occupying a delightful plot in an enviable waterside position, this charming two-bedroom link-detached bungalow enjoys a peaceful setting in a quiet cul-de-sac location with far-reaching, uninterrupted views across to the Tamar Bridge and the River Tamar, creating a wonderful sense of space and tranquillity from the moment you arrive.

The accommodation is both versatile and well arranged, offering comfortable single-storey living throughout. To the front of the property, the lounge is bathed in natural light courtesy of a beautiful bay window, perfectly framing the stunning river outlook — an ever-changing backdrop to everyday living. Also positioned at the front is a generous bedroom but equally could be suited as a dining room or additional reception space, again benefitting from those exceptional waterside views.

To the rear, the principal bedroom provides a peaceful retreat overlooking the garden and features built-in sliding wardrobes, offering practical storage without compromising on space. The kitchen diner is at the rear of the property, providing ample room for both cooking and informal dining where you could have a small table and chairs, while a separate utility room conveniently houses the white goods and adds valuable functionality. Completing the internal accommodation is a modern shower room fitted with a corner shower cubicle, wash hand basin and WC, finished in a contemporary style.

Externally, the property continues to impress. A tandem garage provides excellent parking or workshop space, complemented by a separate garden store ideal for garden storage and equipment. To the front, off-road parking is available for up to two vehicles.

The gardens are a particular feature of the home, wrapping attractively around the side of the bungalow and mainly laid to mature lawn. Enjoying a sunny aspect, the outdoor space offers a wonderful setting for relaxation, gardening or entertaining while making the most of the peaceful surroundings.

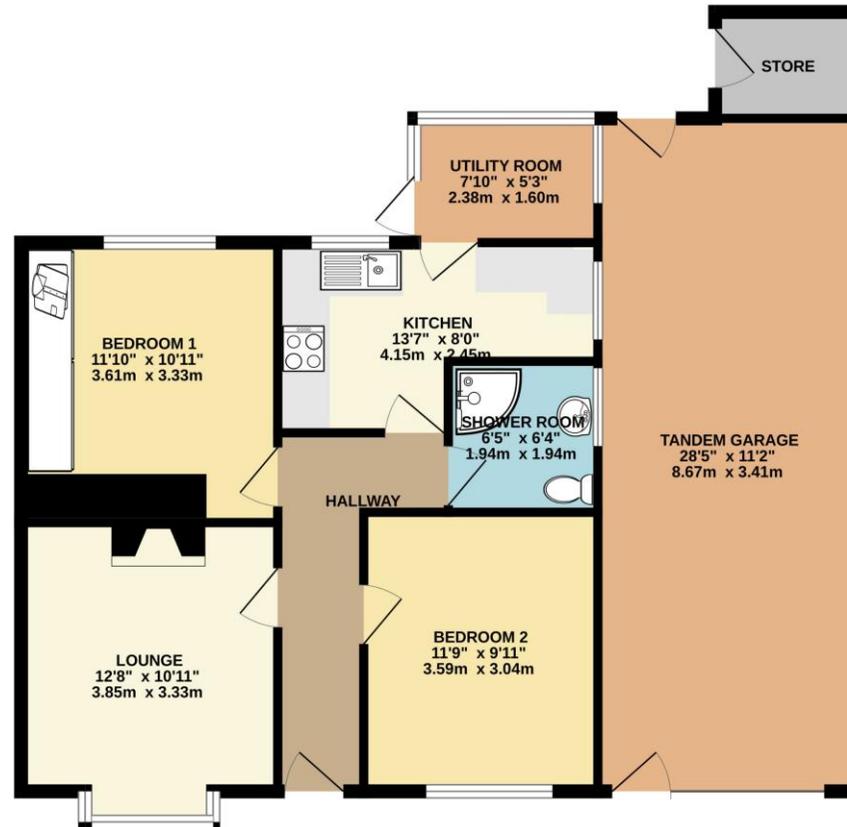
Perfectly positioned close to the water, this appealing chain free bungalow combines scenic views, flexible accommodation and a lovely plot, presenting a rare opportunity to acquire a home in such a sought-after and picturesque location.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



GROUND FLOOR  
942 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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