



**Dellohay Park, Saltash, Cornwall, PL12 6AQ**

Saltash

**£238,500**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

A modern semi-detached home set in Dellohay Park which is well-located for easy access in and out of Saltash. This family home enjoys an elevated position with distant views to the front aspect, and has the benefit of a long driveway where you can easily park two/three cars.

On entering the property, the hallway opens into the Lounge where you will find plenty of room for your soft furnishings and a doorway leads into the Kitchen-Diner. There is plenty of cupboards and worktop space, with built in oven and hob and space for a fridge-freezer. This rooms leads to a Utility Area and Downstairs WC, plus a doorway leads to the landscaped garden.

On the first floor there are three bedrooms and family bathroom. Bedroom 1 features built-in wardrobes, and there is also an airing cupboard off the landing and access to the loft.

The property is available for viewings and a chain ready sale, it is set in Council Tax Band B and holds an EPC rating of 77C. There is a communal charge of £150 PA for the estate. Quote MK1279327 to view this property.

#### **Entrance Hall**

**Lounge** - 4.45m x 4.25m (14'7" x 13'11")

**Kitchen/Diner** - 3.25m x 3.12m (10'7" x 10'2")

#### **Utility Area**

#### **Downstairs WC**

#### **First Floor Landing**

**Bedroom 1** - 4.1m x 2.47m (13'5" x 8'1")

**Bedroom 2** - 3.3m x 2.36m (10'9" x 7'8")

**Bedroom 3** - 2.3m x 1.85m (7'6" x 6'0")

#### **Family Bathroom**







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