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

Hillside Avenue, Saltash

**BELVOIR!**

Guide price £357,500



## Key Features

- > Extended Dormer Bungalow
- > Three Great Sized Bedrooms
- > Stunning River & Countryside Views
- > Off Road Parking
- > South Facing Rear Garden

\*\*\* RIVER VIEWS! \*\*\*

A simply wonderful, detached dormer bungalow with far reaching river and countryside views!

This immaculately presented home is situated on a generous plot and located only a short walk from Saltash town centre and amenities. Additional features include; off road parking, south facing rear garden with summerhouse, a lovely living room with log burner and bay window, a gorgeous contemporary kitchen/diner, a versatile utility room, two double bedrooms on the ground floor, a modern downstairs shower room, a spacious double bedroom on the first floor along with a stylish bathroom, GCH, DG & more!



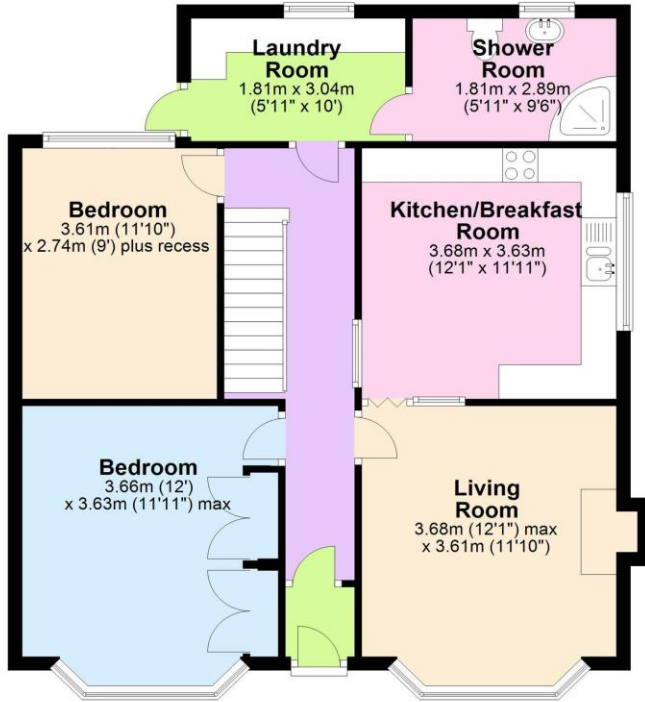
This property offers something truly unique in the current marketplace and need to be seen to be fully appreciated!

Call today to book your viewing!!

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.

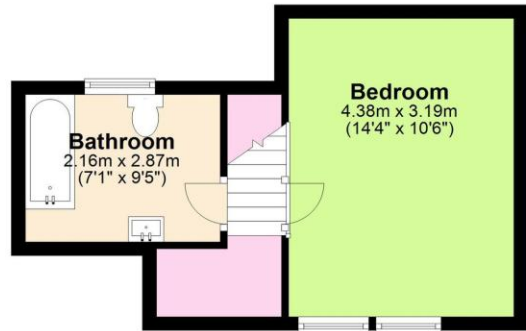
### Ground Floor

Approx. 74.8 sq. metres (805.2 sq. feet)



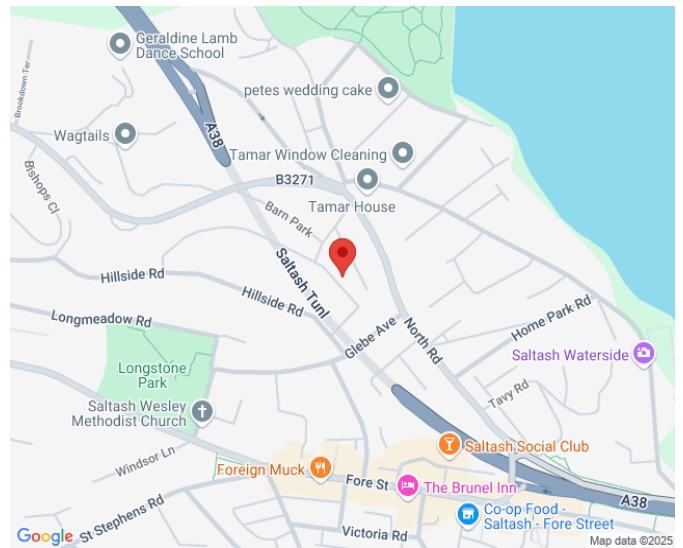
### First Floor

Approx. 24.3 sq. metres (261.9 sq. feet)



Total area: approx. 99.1 sq. metres (1067.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 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.

Contact us today to arrange a viewing...

# BELVOIR!

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