





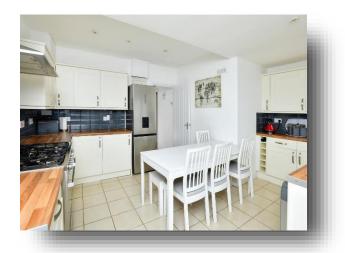




welcome to

Hillside Avenue, Saltash

Fox & Sons are pleased to present this immaculate three double bedroom dorma bungalow with stunning river & countryside views across the river Tamar. Sold with NO ONWARD chain this is a must see!













Entrance Porch

main door leading to obscure glazed internal entrance door

Entrance Hall

Stairs to master bedroom. Radiator.

Lounge

11' 11" x 13' 1" (3.63m x 3.99m)

Rear double glazed window with river views. laminate wood effect flooring. Radiator.

Kitchen

15' 7" max x 12' 9" (4.75m max x 3.89m)

Range of wall and base units, splashback tiling with 1 1/2 stainless steel sink/drainer and roll top work surfaces .Vertical radiator. Cupboard housing wall mounted boiler. Space for dishwasher. and large fridge/freezer. Rear double glazed window with river views. Tiled flooring. French doors onto stairs to rear garden.

Master Bedroom

18' 3" x 16' 4" (5.56m x 4.98m)

Restricted head height with multiple velux windows. Storage space to the eaves. Door to the ensuite.
Radiator, Scenic views across the River Tamar.

Ensuite

Walk in shower, wc and vanity sink. Tiled to the principle areas, and tiled flooring. Velux window. Heated towel rail and extractor fan.

Bedroom Two

11' x 10' 8" (3.35m x 3.25m)

Front double glazed window. Walk in wardrobe. Under stair cupboard space. Radiator. TV point

Bedroom Three

7' 11" x 9' 1" (2.41m x 2.77m)

Front double glazed window. Power points with usb. Radiator.

Bathroom

Fully tiled ground level bathroom with four piece suite comprising of corner bath tub and hand held shower on cord. vanity sink and low level wc. Walk in shower with dual mixer shower. Wall mounted heated towel rail. Side obscure double glazed window. Spotlights.

Cellar

16' 7" x 21' 10" max (5.05m x 6.65m max) Stainless steel sink/drainer. Plumbing for washing machine. Electric points.

Rear Garden

Enclosed with featherboard fencing to the sides. Rear stone wall, large patio seating area. Side access. Door access to the cellar.





welcome to

Hillside Avenue, Saltash

- THREE BEDROOM DORMA BUNGALOW
- MASTER LOFT BEDROOM WITH EN SUITE
- SCENIC RIVER VIEWS
- GREAT LOCATION CLOSE TO SALTASH HIGH STREET
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: E

offers in excess of

£315,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS104545



Property Ref: SAS104545 - 0019 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk