



ESTATE AGENTS



**17 Churchtown Vale, Saltash, PL12 4AN**

**Asking Price £360,000**

\*\*\*\*FOR SALE WITH NO ONWARD CHAIN\*\*\*\*Welcome to this charming detached bungalow located in the picturesque Cornish town of Saltash. This property boasts a spacious lounge/diner, kitchen, three bedrooms and shower room. Additionally the gardens provide a tranquil outdoor space for you to unwind and enjoy the fresh air. Parking is made easy with garage and driveway ensuring convenience for you and your visitors. Stay warm and cosy during the colder months with the gas central heating, while the double glazing helps to keep the property energy efficient. Don't miss out on the opportunity to make this delightful bungalow your new home. Book a viewing today and experience the comfort and charm that this property has to offer in the heart of Saltash. EPC =C (69) Freehold property. Council Tax Band D

## LOCATION

Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

## ENTRANCE

uPVC front door leading into the entrance vestibule.

## ENTRANCE VESTIBULE 9'9 x 3'11 (2.97m x 1.19m)

uPVC double glazed window to the front aspect, radiator, wall mounted boiler which supplies the hot water and central heating system, doorway leading into the lounge.

## LOUNGE 18'7 x 12'00 (5.66m x 3.66m)



Light and airy room with double glazed windows to the front and side aspect, radiator, various power points.



## HALLWAY



Doorways leading into the living accommodation, loft hatch providing access to the loft space.

## KITCHEN 11'5 x 8'5 (3.48m x 2.57m)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, space for cooker, storage cupboard, various power points, double glazed window to the side aspect, breakfast bar, uPVC double glazed door leading to the side of the property.

## BEDROOM 1 12'10 x 9'6 (3.91m x 2.90m)



Double glazed window to the rear aspect, radiator, power points, linen cupboard with shelving.

### BEDROOM 2 11'7 x 9'10 (3.53m x 3.00m)



uPVC double glazed sliding patio doors lead to the rear garden, radiator, power points, storage cupboard.

### SHOWER ROOM



Modern matching shower room with walk in double shower cubicle with rain fall style shower, vanity unit with inset wash hand basin and cupboard beneath, low level w.c., radiator, tiled walls, two obscure glass double glazed windows to the side aspect.



### BEDROOM 3 9'6 x 7'10 (2.90m x 2.39m)



Double glazed window to the side aspect, radiator, power points, storage cupboard with hanging space.

### FRONT GARDEN



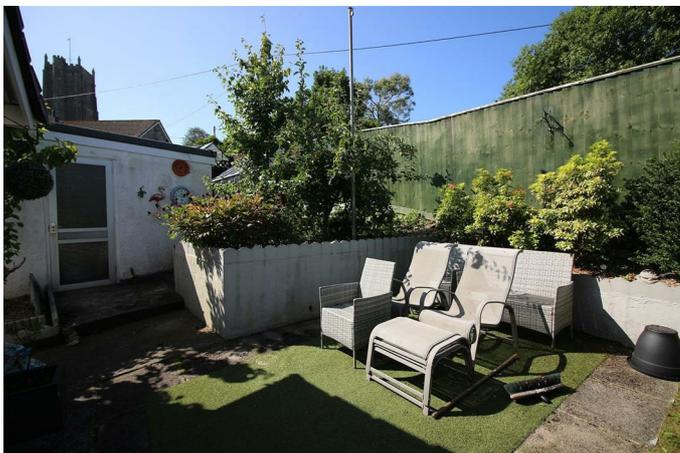
The front garden has a selection of mature plants, shrubs and flowers, gateway leading to the side and rear garden.

### REAR GARDEN



Enclosed level rear garden which is mainly laid to lawn with raised flower beds to the boarder with a selection of mature plants and shrubs, gateway

which leads to the front of the property and the driveway, doorway leading into the garage, the rear garden extends to the side of the bungalow where there is a further laid to lawn area and gateway leading to the front garden.



## GARAGE



To The side of the property there is a garage with up and over door.

## DRIVEWAY



A real feature of this property is the driveway which provides ample parking for several vehicles.

## SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

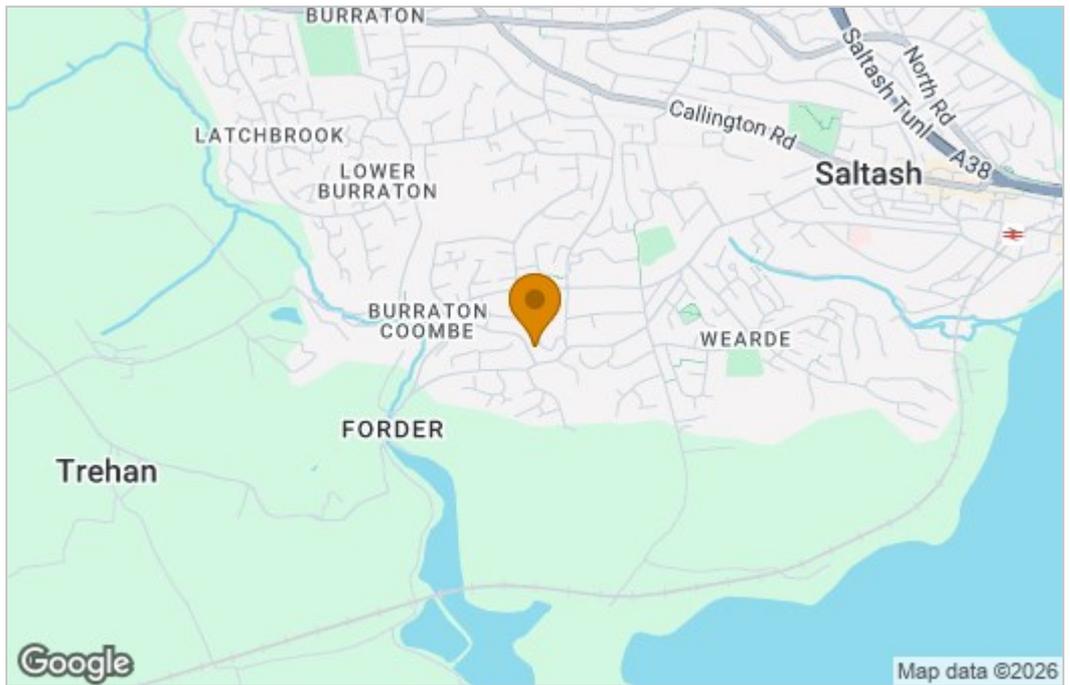
The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

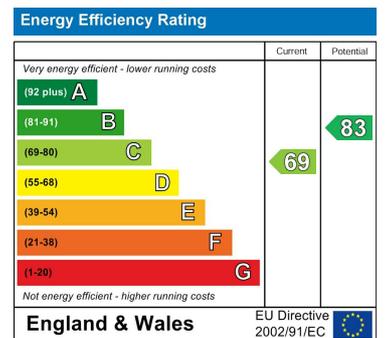
## Floor Plan



## Area Map



## Energy Efficiency Graph



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