



ESTATE AGENTS



## 61 Longmeadow Road, Saltash, PL12 6DR

**Offers In The Region Of £320,000**

\*\*\*\*FOR SALE WITH NO ONWARD CHAIN\*\*\*\* Located in the highly sought-after area of Longmeadow Road, Saltash is this detached bungalow located in a cul-de-sac position. The accommodation briefly comprises lounge, kitchen, three bedrooms, bathroom, front and rear gardens, garage and driveway. Other benefits include double glazing and gas central heating. Longmeadow Road is known for its friendly community and proximity to local amenities, providing easy access to shops, schools, and recreational facilities. This bungalow is not just a house; it is a place where you can create lasting memories. In summary, this delightful detached bungalow on Longmeadow Road offers a perfect blend of comfort and convenience, making it an ideal choice for anyone looking to settle in Saltash. Do not miss the chance to make this lovely property your new home. EPC = D (55). Council Tax Band C. Freehold Property.

## 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 with obscure glass leading into the entrance vestibule.

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



Double glazed window to the front aspect, radiator, doorways leading into the kitchen and lounge.

## LOUNGE 18'7 x 12'10 (5.66m x 3.91m)



Double glazed window to the front and side aspect, two radiators, power points, doorway leading into the hallway.

## KITCHEN 11'9 x 8'9 (3.58m x 2.67m)



Range of wall mounted and base units kitchen cupboards, worksurfaces, single drainer sink unit with mixer tap, tiled splashbacks, double glazed window to the side aspect, space and plumbing for washing machine, uPVC door leading to the side of the property, doorway leading into the hallway.

## HALLWAY 7'11 x 7'00 (2.41m x 2.13m)



Doorways leading into the living accommodation, radiator.

## BEDROOM 1 13'00 x 9'11 (3.96m x 3.02m)



Double glazed window to the rear aspect, radiator, storage cupboard with hanging space.

### **BEDROOM 2 9'10 x 9'10 (3.00m x 3.00m)**



Double glazed window to the rear aspect, radiator, storage cupboard with shelving.

### **BEDROOM 3 9'10 x 7'11 (3.00m x 2.41m)**



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

### **SHOWER ROOM**



Matching suite comprising shower cubicle with electric shower and tiled splashback, low level w.c., pedestal wash hand basin, radiator, extractor fan, two obscure double glazed windows to the side aspect.

### **FRONT GARDEN**



To the front of the property there is a level garden with various mature plants, shrubs and flowers.

### **REAR GARDEN**



The rear garden has a patio area with steps leading the remainder of the garden which has a grassed area with various mature plants, shrubs and bushes.

### **GARAGE**

Detached garage with metal up and over door.

### **DRIVEWAY**

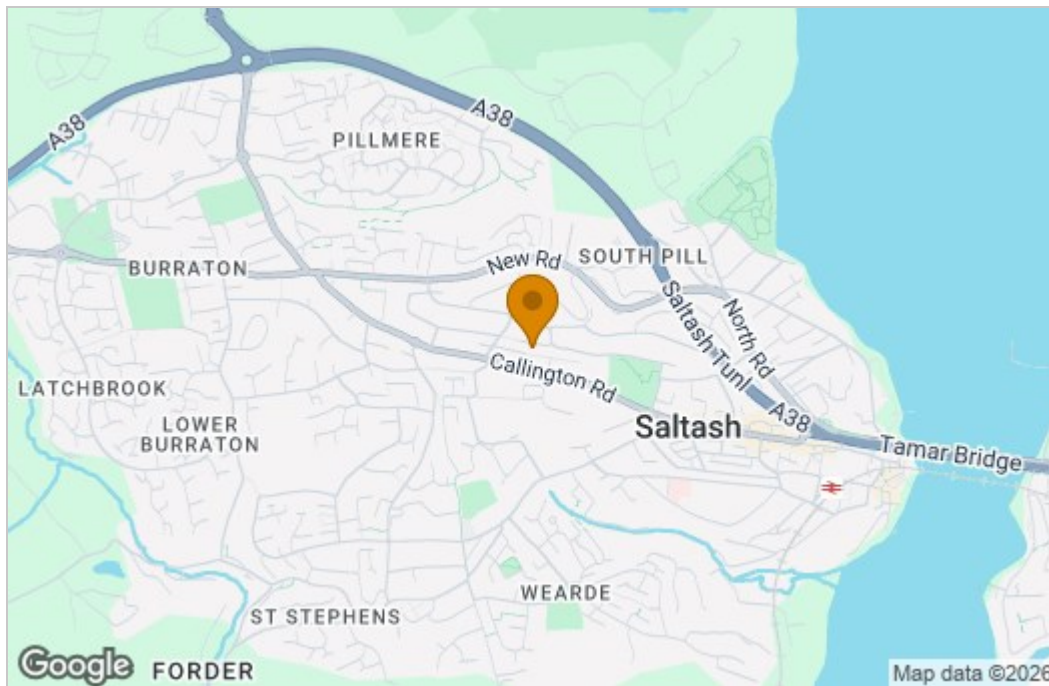
Driveway providing off road parking for several vehicles leading to the garage.

### **SERVICES**

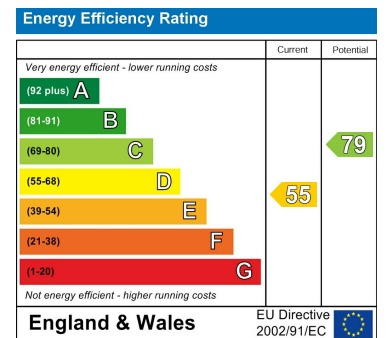
# Floor Plan



# Area Map



# Energy Efficiency Graph



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