



ESTATE AGENTS



44 Longview Road, Saltash, PL12 6EF

Offers Over £300,000

****FOR SALE WITH NO ONWARD CHAIN**** Located in the popular Cornish town of Saltash is this delightful detached bungalow offering a perfect blend of comfort and scenic beauty. With four bedrooms and two reception rooms this property is ideal for families or those seeking a peaceful retreat, kitchen/breakfast room, shower room, front and rear gardens, garage and driveway. Other benefits include double glazing and gas central heating. One of the standout features of this property is the stunning views of the local countryside and the majestic Dartmoor, which can be enjoyed from various vantage points within the home. With no onward chain, this bungalow is ready for you to move in and make it your own without delay. This is a rare opportunity to acquire a lovely home in a sought-after location, combining comfort, convenience, and breath taking views. Don't miss your chance to experience the charm of this exceptional property. EPC = D (64) . 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 entrance vestibule with further doorway leading into the hallway.

HALLWAY



Doorways leading into the ground floor living accommodation, two radiators, dado rail, coved ceiling, power points.

LOUNGE 14'00 into bay window x 11'11 (4.27m into bay window x 3.63m)



Double glazed bay window to the front aspect with stunning views overlooking the local area and countryside extending towards Dartmoor, radiator, power points, dado rail, coved ceiling, feature fireplace with wooden mantle, wall light points.



KITCHEN 8'3 x 7'5 (2.51m x 2.26m)



Matching range of kitchen units comprising wall mounted and base units with worksurfaces above, tiled splashbacks, built in electric oven with electric hob and extractor hood above, power points, tiled flooring, from the kitchen there is an opening into the breakfast area.

BREAKFAST ROOM 9'5 x 7'9 (2.87m x 2.36m)



worksurface with single drainer sink unit with mixer tap, space and plumbing for washing machine, windows to the side and rear aspect, doorway leading to the rear garden, cupboard housing the gas boiler which supplies the hot water and central heating system.

BEDROOM 1 13'5 into bay window x 9'10 (4.09m into bay window x 3.00m)



Double glazed bay window to the front aspect with stunning views overlooking the local area and countryside extending towards to Dartmoor. Radiator, power points, range of built in wall to wall wardrobes.



BEDROOM 4 7'5 x 7'5 (2.26m x 2.26m)



Double glazed window to the rear aspect, radiator, power points, storage cupboard.

SHOWER ROOM



Shower cubicle with electric shower, vanity unit with inset wash hand basin and cupboard beneath, low level w.c., towel radiator, tiled walls, extractor fan, double glazed window to the side aspect.

DINING ROOM 11'10 x 10'6 (3.61m x 3.20m)



Double glazed window to the rear aspect, radiator, power points, stairs leading to the first floor.



STAIRS

Leading to the first floor landing.

LANDING

Doorways leading into the first floor bedrooms, storage cupboard.

BEDROOM 2 17'11 x 8'6 into eaves (5.46m x 2.59m into eaves)



Velux window to the front aspect with stunning views of the local area and countryside extending towards Dartmoor. Radiator, power points, storage cupboard.



BEDROOM 3 12'3 x 8'3 into eaves (3.73m x 2.51m into eaves)

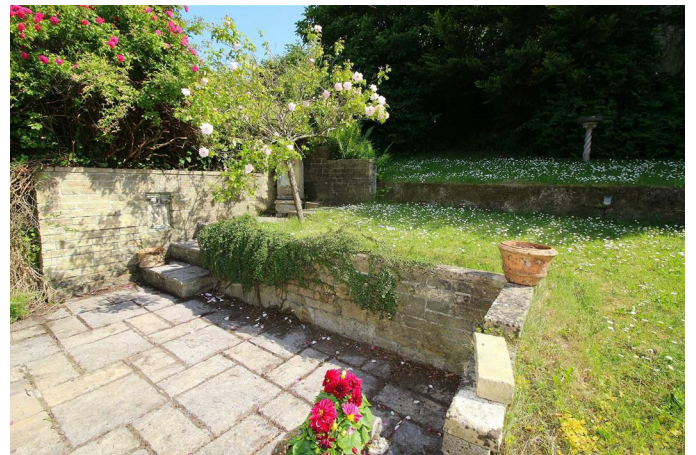


Velux window to the rear aspect, radiator, power points.

FRONT GARDEN

The front garden is mainly laid to lawn with some mature shrubs and bushes, pathway leading to the front of the property where there are steps leading to the front door, the pathway extends to the side of the house where there is a wooden gateway leading to the rear garden.

REAR GARDEN



Mature rear garden with steps leading to a patio area providing an ideal spot for entertaining or alfresco dining, grassed area, a selection of mature shrubs, bushes, flowers and plants, additional patio area, outside water tap, wooden gateway to the side which leads to the front of the property.



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

<https://labs.thinkbroadband.com/local/index.php>



GARAGE

Detached garage access via metal up and over door, access also from a doorway in the rear garden.

DRIVEWAY

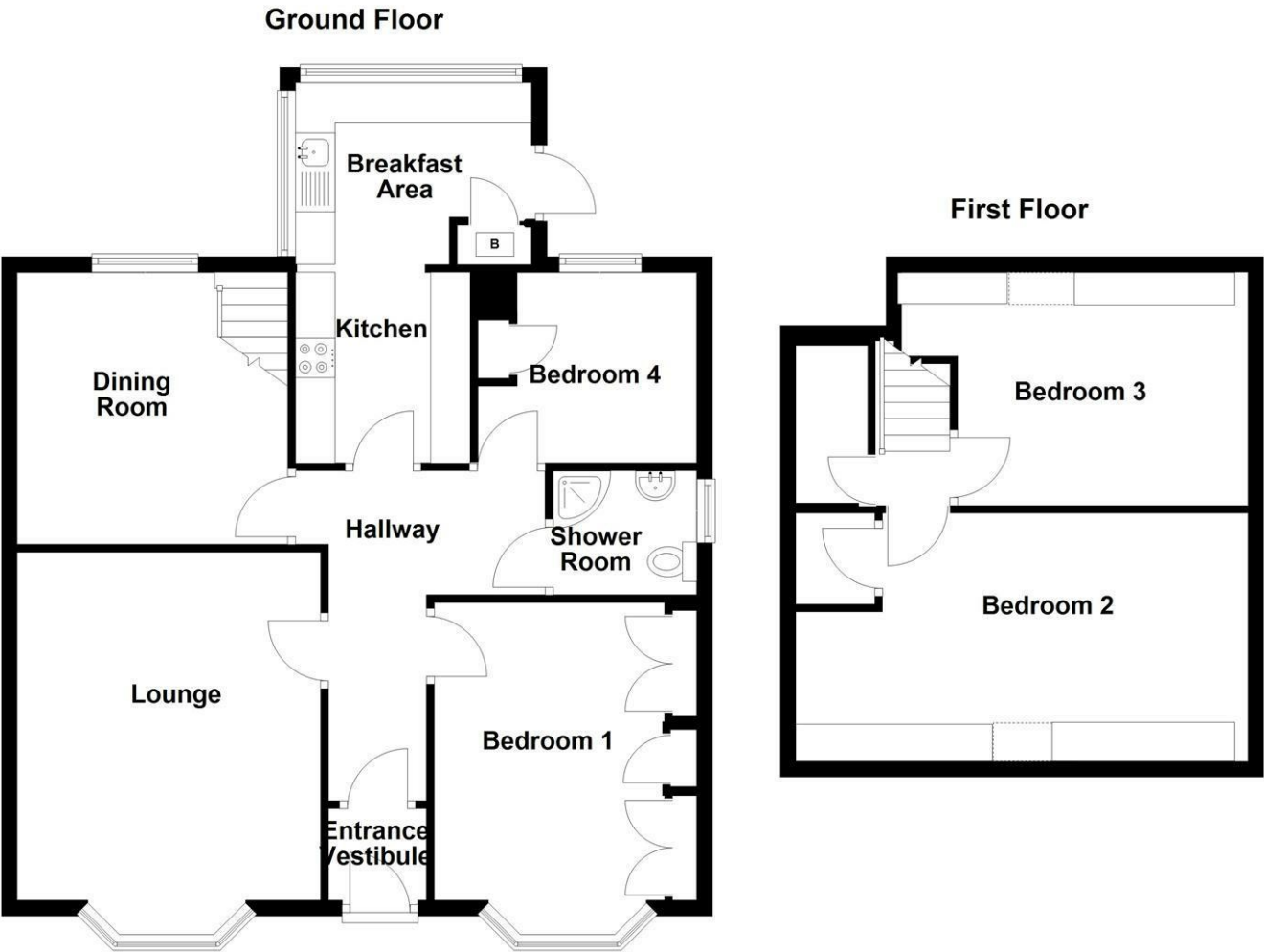
Driveway leading to the garage and provides off road parking

SERVICES

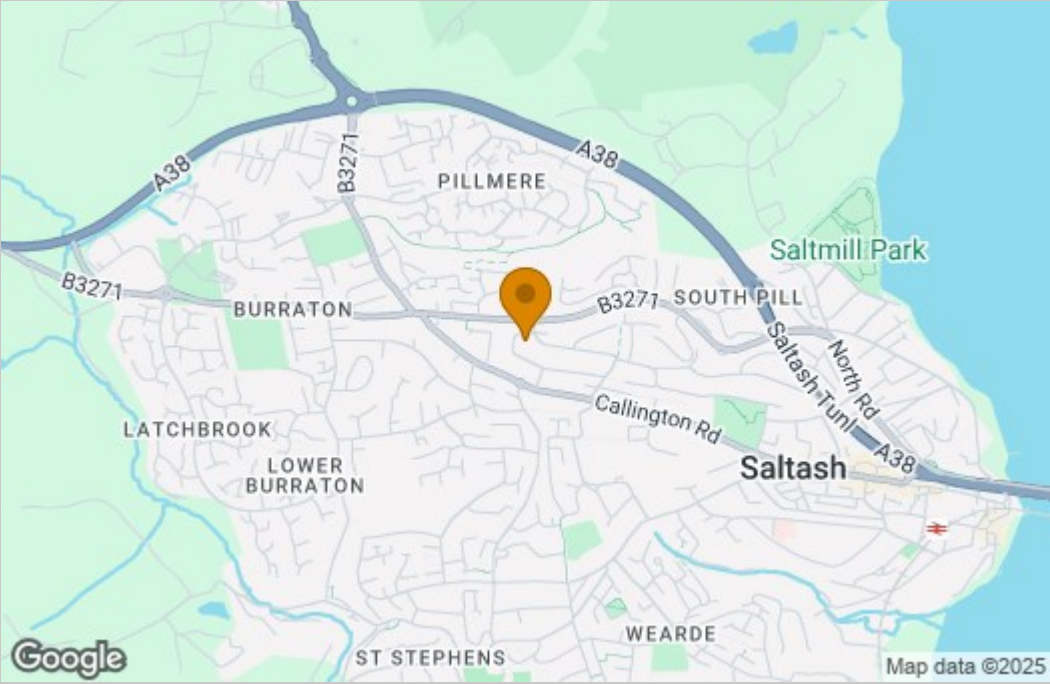
The property benefits from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone

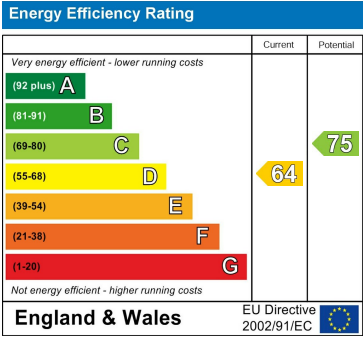
Floor Plan



Area Map



Energy Efficiency Graph



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