

LOT  
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Elvin, Barkers Hill, St. Stephens, Saltash, Cornwall PL12 4AP

\*GUIDE PRICE £220,000+



A three bedroom, two reception room, detached bungalow set on a generous plot in the popular town of Saltash, Cornwall.

#### DESCRIPTION

A detached bungalow benefitting from ample off road parking, conservatory, three good sized bedrooms and generous gardens to the front and rear of the property. The bungalow would benefit from some modernisation to bring it up to modern standards, although it does feature uPVC double glazing, giving the property an open outlook of the surrounding area.

#### LOCATION

Saltash is set on the Cornish border, approximately seven miles from Plymouth by way of the Tamar Bridge. The area is popular with commuters travelling into the Devon city. Locally the town offers a popular golf club, local shops and amenities, as well as being located approximately 2.5 miles from the outskirts of the Tamar Valley.

#### ACCOMMODATION

**Ground Floor** Entrance porch leading to the inner hallway, lounge, kitchen/diner, conservatory, bathroom and three bedrooms.  
**Outside** To the front is a driveway to allow off road parking for up to five vehicles. The front garden is mainly laid to lawn and bordered with mature shrubs and hedgerows. A patio is located at the side of the conservatory which

in turn leads round to the rear garden where there is a detached workshop and a summer house alongside the rear lawn.

#### EPC

Energy Efficiency Rating – TBC

#### NOTE

The plot size is approximately 0.17 acres. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved. Measurements have been made using the Promap Mapping Facility, interested parties must make and rely upon their own measurements.

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by appointment only with Miller Countrywide Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.

