



### 3 bed bungalow to buy in PL12

New Road, Saltash, Cornwall, PL12 6HL

**£125,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ 2/3 Bedrooms
- ✓ Kitchen
- ✓ Study
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For Sale via Online Unconditional Auction

. Calling all cash buyers and Investors. This two/three bedroom semi detached elevated bungalow in need of modernisation. The property enjoys an elevated position close to many amenities and boasts wonderful views over Saltash with the rolling countryside of Dartmoor in the distance. The accommodation comprises entrance porch and hallway, two/three bedrooms, spacious reception rooms, kitchen and a bathroom. The property benefits from upvc double glazing, and features a front garden area to soak in the views and potential to create off road parking as some neighbors have already done, raised rear gardens with paved seating areas.

Viewing's are recommended to appreciate the accommodation and views of this property

Freehold Property Council Tax Band C Epc E (45)

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000

Porch

Upvc entrance door, part glazed door into main hallway.

Hallway

Doors to all ground floor rooms, fitted carpet, electric wall heater and ceiling light.

Study (2.5 x 2.3 (8'2" x 7'6"))

Double glazed window to the front aspect, wood paneling and wall lights.

Living Room (4.8 x 3.7 (15'8" x 12'1"))

A spacious and light room with delightful views towards Dartmoor National Park, electric storage heater, carpet and ceiling light.

Dining Room / Bedroom (3.4 x 3.2 (11'1" x 10'5"))

A room which has dual use of either a further bedroom or dining room.

With carpet, window to the rear aspect, ceiling light, storage heater and electric meter.

Bathroom

Window to the side aspect, panel bath with electric shower over, pedestal sink, low level Wc and mostly tiled.

Kitchen Diner (4.5 x 3.7 (14'9" x 12'1"))

A spacious kitchen area with a range of base and wall units, space for white goods and cooker space with extraction over.

Work surfaces with stainless steel sink and mixer tap, tiled splash backs, storage heater and stairs leading to the first floor.

Landing

Carpeted with access to eaves storages and further storage cupboard and storage heater

Bedroom (3.7 x 2.5 (12'1" x 8'2"))

Window to the rear aspect, reduced head height in some areas and ceiling light

Bedroom (4.7 x 2.3 (15'5" x 7'6"))

Window to the front aspect with far reaching views towards Dartmoor, built in storage, wall lights and carpeted

Outside

To the front of the property is a terraced garden and steps leading to the front entrance door.

A mix of mature shrubs and bushed, with potential to create an off road parking area as similar properties have done.

To the rear is a block paved area, steps leading to a further paved area and further steps to a delightful seating area, with a mix of mature shrubs and bushes.

There is a side gate giving access to the front of the property.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Bungalow

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Night Storage

Electric: National Grid

Water: Direct mains water

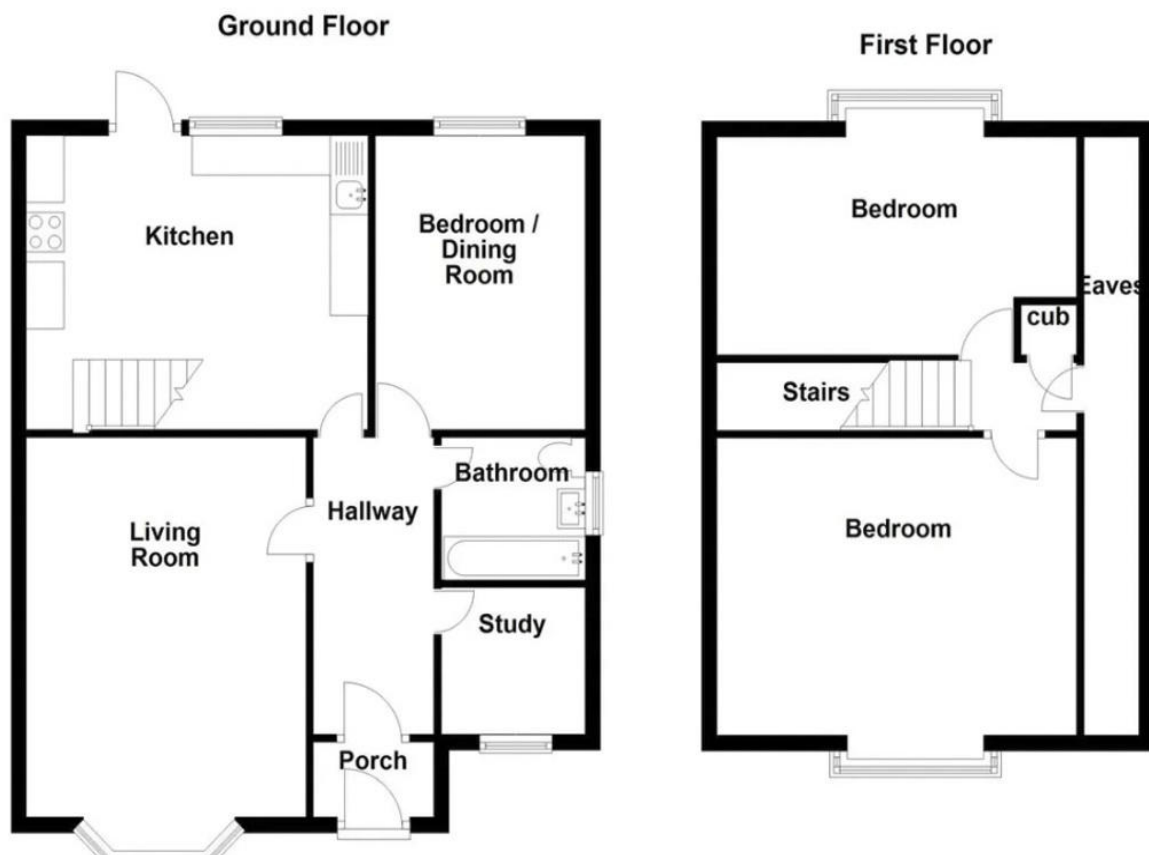
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 81                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 45      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

New Road, Saltash, Cornwall, PL12 6HL

Contact your local branch today for more information on this property:

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