



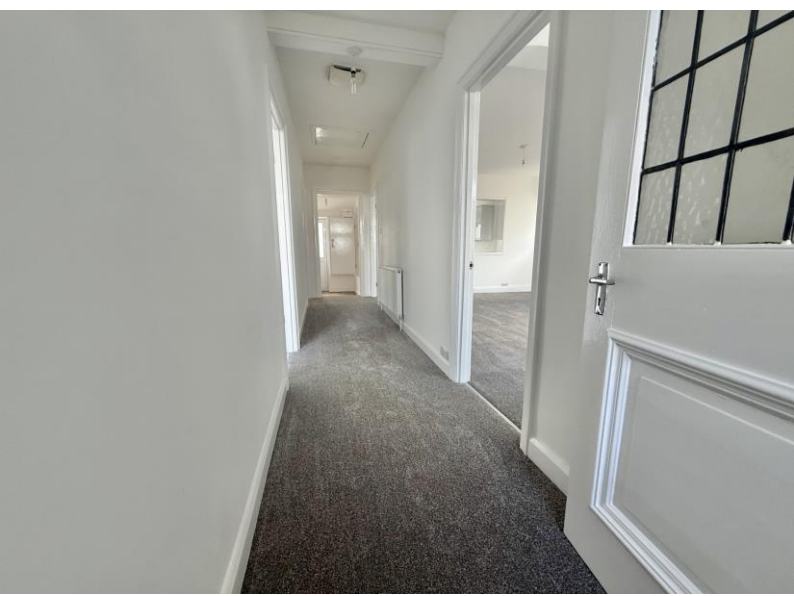
# Falcon

01752 600444

**371 New Road**

Saltash, PL12 6HL

Offers in Excess of £200,000







## In Brief

### Detached Bungalow

<b>Reception Rooms</b>	Open plan Living room - Dining room		
<b>Bedrooms</b>	2 Bedrooms		
<b>Heating</b>	Gas Central Heating	<b>Parking</b>	Off Road Parking
<b>Area</b>	1,032 SqFt	<b>Council Tax</b>	C
<b>Tenure</b>	Freehold		

## Description

Spacious Two Bedroom Detached Bungalow - Modernised and Chain Free. Elevated and immaculately presented, this spacious two bedroom detached bungalow offers contemporary living in a beautiful modernised setting.

The home features an open plan layout combining a generous living room, dining area, and a brand new fitted kitchen, perfect entertaining or relaxing in style. The property boasts two well proportioned bedrooms and a stunning , fully updated bathroom.

A brand new boiler ensures efficient heating throughout, adding to the turn key appeal.

To the rear, you will find a thoughtfully landscaped outdoor space with a mix of patio and decked areas, creating multiple spots for outdoor dining and leisure.

The garden is tiered and leads to a single garage and rear access, and to the front elevation off road parking.

Freshly painted and decorated, Newly fitted Carpets and kitchen flooring, and also being offered to the market CHAIN FREE- Ready to move in.

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## GROUND FLOOR



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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

