





A spacious individual 3 bedroom detached bungalow situated in a unique position in the ancient hamlet of Trematon. The property is set in a generous plot with panoramic views on 3 sides, including the South East Cornwall countryside and Dartmoor. Iroko gates lead into the extensive driveway with plenty of off-road parking and an integral garage with an electric door and also a door to the private rear garden. In the garden there is an attractive feature porch with gate access to the back lane.

The property is well maintained and well presented with light and airy living accommodation. Entrance into the property is into a welcoming entrance hallway which is relatively central to the property with a door into the generous sized living room. Features in this room include an ash fire surround and wood burner with an expansive picture window with a view to the front garden and way beyond.

The integrated kitchen has a vaulted ceiling with velux windows and a rear window providing unspoilt views across neighbouring fields. A useful rear porch is accessed via the kitchen with a back door leading into the garden. The bright kitchen naturally leads into the dining room which has double doors to the rear. There are 3 bedrooms with the main bedroom at the front of the property overlooking the front garden, another double room benefits from having french doors to the rear garden. The property also features a well appointed bathroom.

The plot and location are a real feature of the property, being an Area of Outstanding Natural Beauty, the rear garden has a raised seated area to take full advantage of the outstanding views. There are a number of outside storage options including a substantial garden shed and stores for wood or garden tools.

Trematon offers semi-rural living and is close to the town of Saltash, the gateway to Cornwall, with numerous shops and amenities, it is also within commuting distance to Plymouth.



- 3 Bedroom Detached Bungalow
- Countryside Views

- Well Presented Accommodation
- Village Location, Convenient Access for Saltash

- Driveway Parking & Integral Garage
- Modern Kitchen with Integrated Appliances

Situation

Saltash is a popular Town in East Cornish 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 Hallway

Living Room

17'9" x 12'10" narrowing to 10'6"
(5.43m x 3.93m narrowing to 3.21m)

Kitchen

11'11" x 10'4" (3.65m x 3.16m)

Dining Room

10'5" x 10'4" (3.19m x 3.16m)

Bedroom 1

9'11" x 6'10" (3.03m x 2.10m)

Bedroom 2

12'1" x 10'11" (3.70m x 3.34m)

Bedroom 3

15'10" x 7'10" (4.85m x 2.40m)

Bathroom

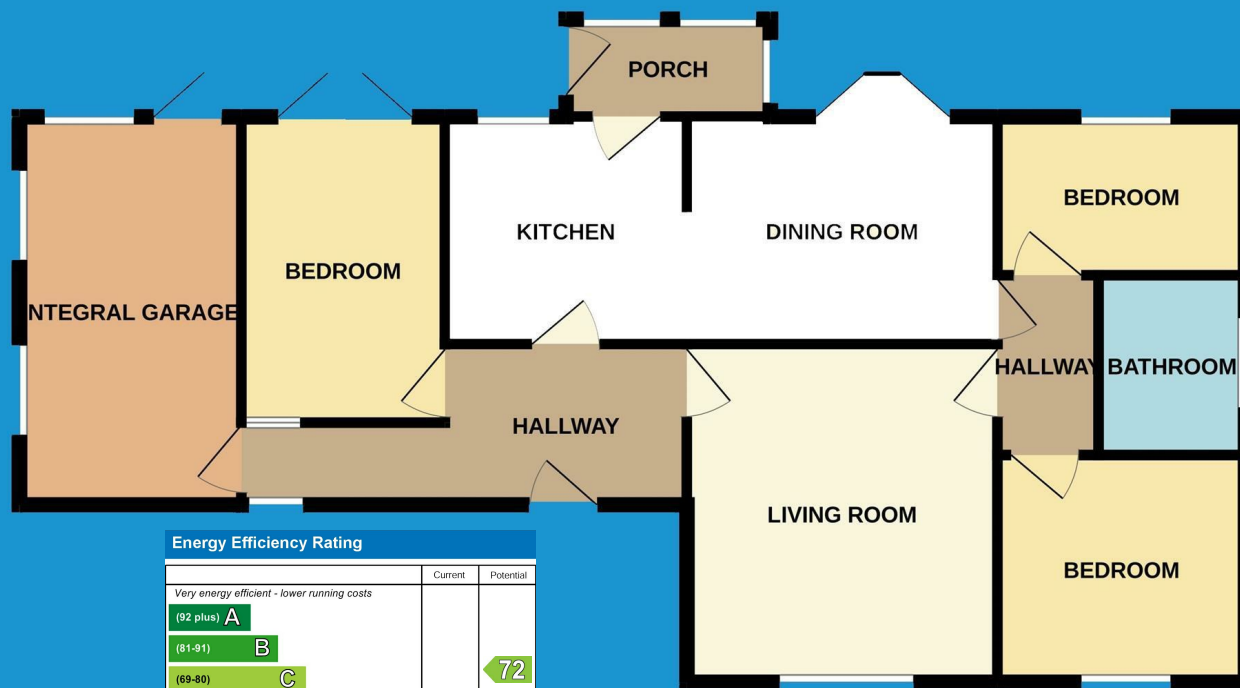
8'10" x 5'4" (2.70m x 1.65m)

Integral Garage

19'11" x 10'4" (6.08m x 3.16m)

Services

Mains Electricity & Water
Private Drainage
Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



White shaker-style upper cabinet with a silver handle.

White shaker-style upper cabinet with a silver handle.

Black built-in oven with a silver handle.

White shaker-style lower cabinet with a silver handle.

White shaker-style upper cabinet with a silver handle.

White shaker-style upper cabinet with a silver handle.

White shaker-style upper cabinet with a glass door and silver handle, containing glassware.

White shaker-style upper cabinet with a silver handle.

Light-colored wooden countertop with a white kettle, a vase of yellow and orange flowers, and a white bread bin labeled "BREAD".

White shaker-style lower cabinets with silver handles.

Central island with a light-colored wooden countertop and a wooden base featuring a wine rack with several bottles.

White shaker-style lower cabinets with silver handles, including a sink area.

Window with a view of a green field, featuring a white sink and a silver faucet.

White wall with several framed pictures and a large oval mirror.

Wooden door with a silver handle and a white doorstop.

White radiator or heater unit.

Two small, light-colored ceramic jars on the floor.

Trematon | Saltash



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01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.