



**Francis Stuart**

HMOs • Lettings • Investments



## Pillaton, Saltash, PL12 6QS

Guide Price £375,000

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Guide Price £375,000 - £400,000

Francis Stuart are delighted to bring to the market Meadow View, a spacious and beautifully refreshed three-bedroom semi-detached home set in the charming village of Pillaton. Offering over 1,300 sq ft of well-balanced living space, the property features a bright and generous lounge with garden access, three well-proportioned bedrooms, a family bathroom and the added benefit of a private en-suite to the main bedroom. Externally, there is a generous rear garden, private driveway and garage, providing both space and practicality. Perfectly positioned between Plymouth, Callington and Tavistock, the home offers peaceful countryside living with excellent access to nearby towns, and is offered to the market with no onward chain, making it an ideal choice for buyers seeking a smooth and straightforward move.

### Floor Area

1321 sq. ft.

### Tenure

Not given

### Service Charge

£0 per annum

### Ground Rent

£0 per annum

40 Mannamead Road, Mutley, Plymouth, PL4 7AF

01752 710047 | [www.francis-stuart.co.uk](http://www.francis-stuart.co.uk) | [selling@francis-stuart.co.uk](mailto:selling@francis-stuart.co.uk)

- Three-bedroom semi-detached home
- No onward chain
- Beautifully refreshed throughout with a modern finish
- En-suite to the main bedroom plus family bathroom
- Entrance porch – ideal for coats, boots and pets
- Generous rear garden with patio and lawn
- Private driveway providing off-road parking
- Entrance porch ideal for coats, boots and muddy paws
- Over 1,300 sq ft of living space
- Spacious lounge with doors opening onto the garden
- Generous rear garden with patio and lawn
- Private driveway providing off-road parking
- Garage offering additional storage or secure parking



Energy performance certificate (EPC)

Address used for EPC: 40 Mannamead, Plymouth, PL4 7AF	Energy rating: <b>D</b>	Valid until: 22 April 2025
AP/REP: 01752 710047	Registration number: 6038 6031 6030 6031 0232	

Property type: Semi-detached house  
Total floor area: 107 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales, the average energy rating is D, the average energy score is 60.

