



21 Belle Vue Road, Saltash, Cornwall, PL12 6ES

Price £350,000



Nestled in an enviable position, in one of Saltash's most sought-after central locations, is this beautifully presented three-bedroom semi-detached home offering spacious and versatile living, coupled with truly breath-taking panoramic views over the River Tamar and beyond towards the Tavy.

Inside, a welcoming lounge welcomes, with a feature electric fireplace and stunning outlook, perfect for cosy evenings or relaxing with family. The heart of the home is the wonderful open-plan modern kitchen/diner – a bright, sociable space ideal for both everyday living and entertaining – which flows seamlessly into a charming sunroom overlooking the generous, west-facing garden.

This thoughtfully extended property also boasts a sizeable utility room, a convenient downstairs cloakroom. All three bedrooms are of excellent proportions, offering comfortable accommodation for growing families or visiting guests, two of which boast further extensive views. The three bedrooms share a chic and modern four-piece bathroom.

Externally, the property continues to impress with off-road parking, a single garage, and a spacious, well-maintained rear garden basking in afternoon and evening sun – perfect for outdoor living or simply enjoying the spectacular setting.

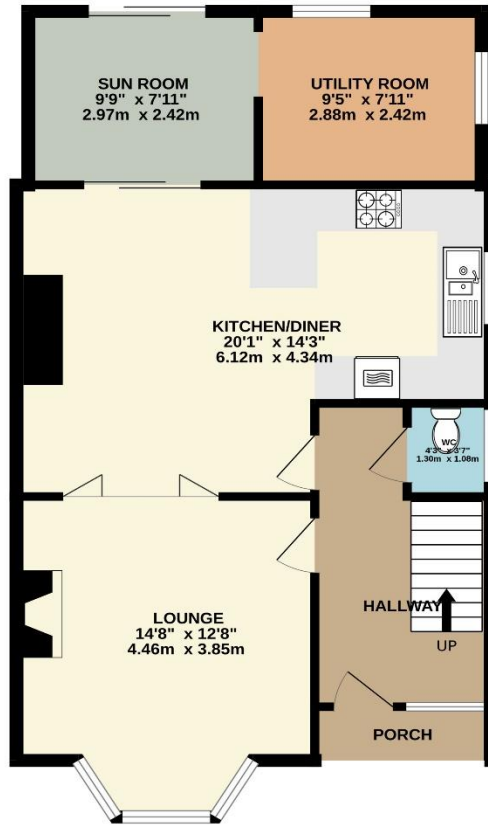
Area Overview - Saltash, affectionately known as the "Gateway to Cornwall", is a thriving town set on the Cornish side of the River Tamar, just a short distance from the maritime city of Plymouth. The town offers an excellent range of facilities including shops, a leisure centre, doctors' and dental surgeries, a library, and a variety of schools and colleges, making it ideal for families and professionals alike.



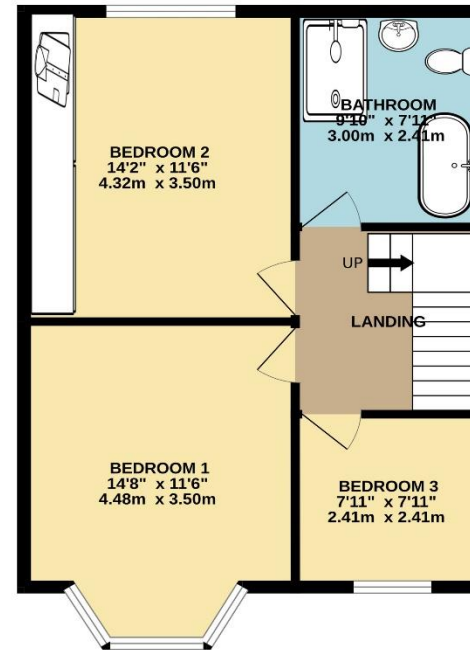
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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