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**Freehold : Council Tax Band C
EPC Rating C**

Convent Close, Saltash

BELVOIR!

Guide Price £294,000



Key Features

- > Three Bedroom Semi-Detached Bungalow
- > Potential To Extend and Improve
- > Large Rear Garden With Potential Building Plot Subject To Permissions
- > Garage and Driveway
- > Far Reaching River and Countryside Views

A wonderful and unique opportunity!!

There is great potential in this 'tucked-away' semi-detached bungalow located within walking distance to Saltash town centre.

There is a possibility of extending into the roof space and taking even greater advantage of the already stunning river views!

There is also a potential building plot at the end of the generous rear garden subject to the relevant planning permissions.

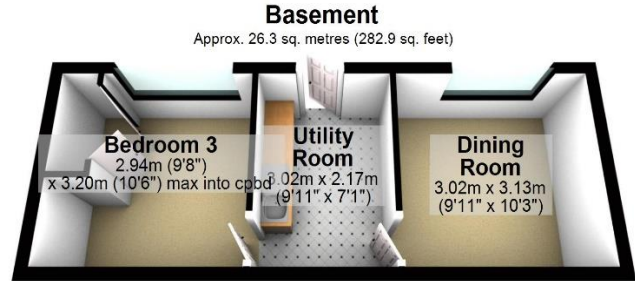
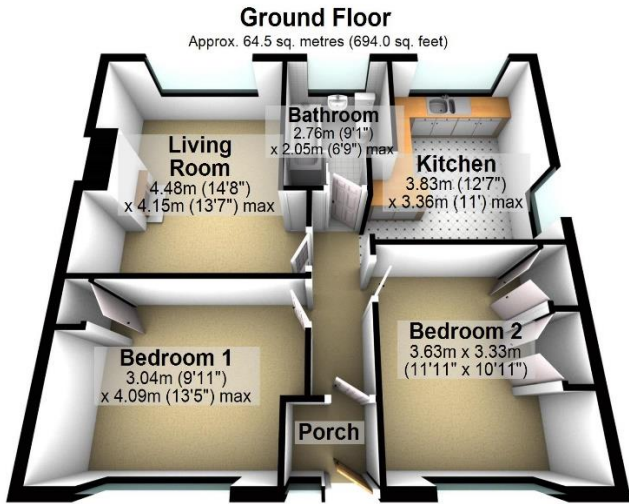


Other features include; three double bedrooms, spacious living room with far reaching views, dual aspect kitchen/breakfast room, family bathroom with shower cubicle, dining room, utility area, detached garage, driveway, front & side gardens & more! The property offers something truly different in the current marketplace and needs to be seen to be fully appreciated.

Call today to find out more!!

Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools and a secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.

Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.



Total area: approx. 90.8 sq. metres (976.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	89	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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belvoir.co.uk/offices/plymouth

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