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**Freehold : Council Tax Band B
EPC Rating E**

Wesley Terrace, Saltash

BELVOIR!

Guide price £190,000



Key Features

- > Two Bedroom Character Cottage
- > Versatile Loft Room
- > Generous Rear Garden
- > Original Features
- > Modern Dual-Aspect Kitchen/Breakfast Room

A charming CHARACTER cottage with a wonderful rear garden!

The property is favourably positioned near the centre of the highly popular Cornish village of Landrake and is offered for sale with NO ONWARD CHAIN!

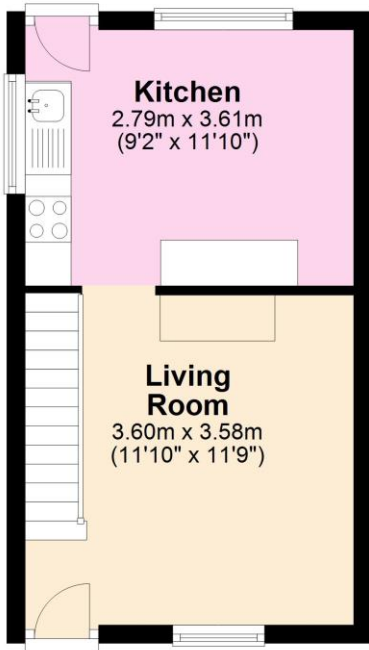
Additional features include; close proximity to St Michael's Church, The Bullers Arms and Landrake Post Office, living room with beams, an attractive dual-aspect kitchen/breakfast room, two bedrooms, family bathroom, versatile LOFT ROOM, original features, electric heaters & more! This property would make a FANTASTIC FIRST TIME BUY OR INVESMENT and viewings are most highly recommended!



Landrake is a sought after village only 4 miles from Saltash and easily commutable to Plymouth.

The village boasts a superb primary school, pub, village hall, church and shop. Bus services, Rural countryside abounds with lovely walks.

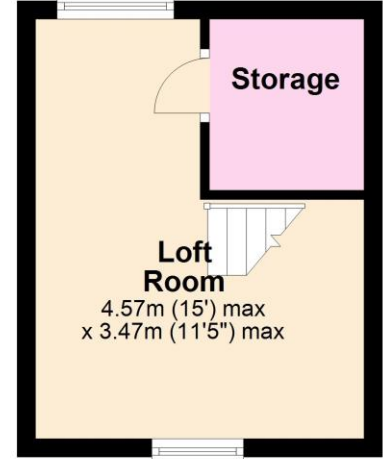
Ground Floor
Approx. 23.3 sq. metres (250.7 sq. feet)



First Floor
Approx. 25.5 sq. metres (274.4 sq. feet)



Second Floor
Approx. 16.2 sq. metres (174.8 sq. feet)



Total area: approx. 65.0 sq. metres (699.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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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