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

Barton Close, Saltash

BELVOIR!

Guide price £425,000



Key Features

- > Substantial Detached Property
- > Approximately 1909.8 sq. feet
- > Potential To Create A Granny Annexe
- > Two Garages & Driveway
- > Sunny Rear Garden With Wonderful Summerhouse

A substantial, detached property on a generous plot with 'Granny Annexe' potential!

The property measures approximately 1909.8 sq. feet and features a desirable driveway, front garden and wonderful south-east facing rear garden! The property is immaculately presented throughout with fantastic sized reception rooms and plenty of natural light pouring in! Additional benefits include, a warm and inviting entrance hallway, downstairs toilet, utility room, stylish kitchen/breakfast room, superb living room with triple glazed widows & fireplace, a sizeable (and versatile) dining room with ample space for entertaining a large family, conservatory overlooking the garden, three wonderful double bedrooms and a contemporary bathroom with

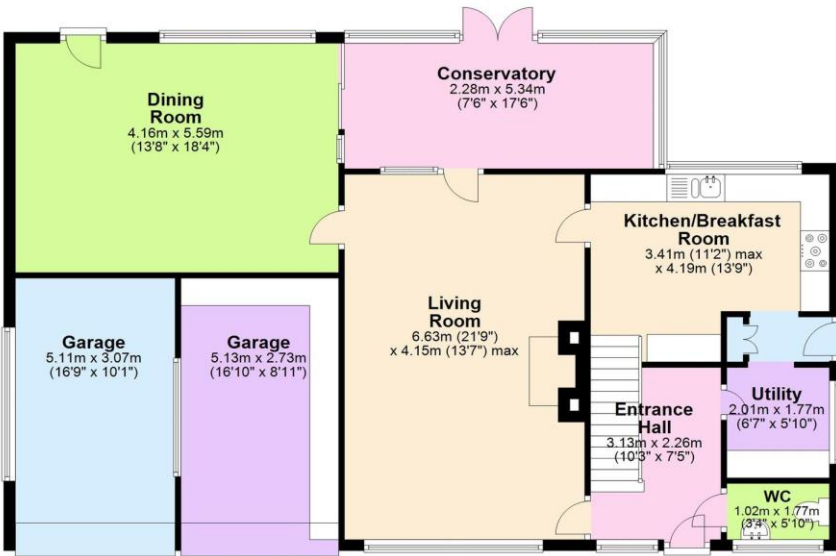


bath and separate shower cubicle. The rear garden is sunny, enclosed and features a marvellous summer house and a decked seating area - perfect for al fresco dining in those summer months! This is a truly unique property in the current marketplace and need to be seen to be fully appreciated. Call today to book your viewing!

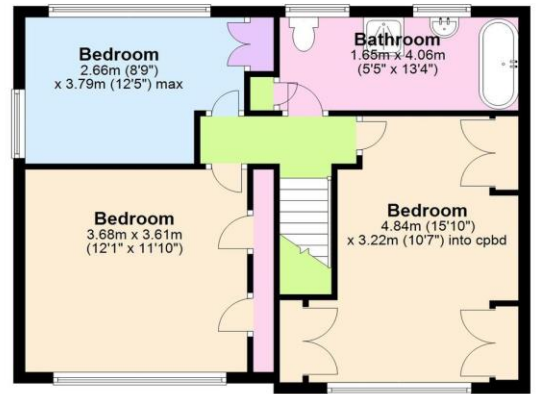
Landrake is a sought after village only 4 miles from Saltash and easily commutable to Plymouth. The village boasts a superb primary school, pub, village hall, church and shop. Bus services, Rural countryside abounds with lovely walks.

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.

Ground Floor
Approx. 122.0 sq. metres (1313.2 sq. feet)



First Floor
Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 177.4 sq. metres (1909.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	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...

BELVOIR!