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

St Stephens Road, Saltash

BELVOIR!

Guide price £475,000



Key Features

- > Brand New Four Bedroom Detached Home
- > Stylish & Contemporary Throughout
- > Generous Master Bedroom With En-Suite Shower Room
- > Superb Open Living Space

Finished in November 2023, this stunning new home offers an abundance of space (approx. 1698 sq. ft) along with stylish a kitchen, bathrooms and decor.

The property is situated only a short, level walk from Saltash town centre and is offer for sale with NO ONWARD CHAIN.

Spacious, light and airy, the property also offers contemporary open-plan living but with an additional reception room downstairs.

Features include; off road parking with electric vehicle charging point, lovely enclosed rear garden with lawn and patio areas, living room, open-plan lounge/kitchen/diner with sliding patio doors, utility room, downstairs toilet, generous



master bedroom with en-suite shower room, three further double bedrooms, a superb family bathroom with bath and double shower cubicle, GCH, DG & more!

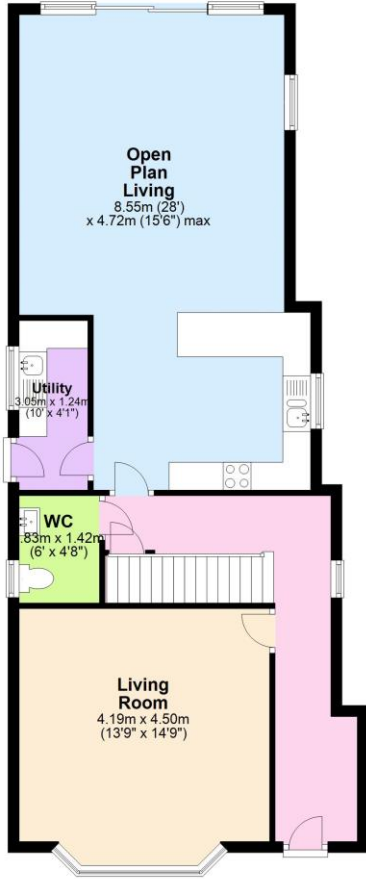
This stunning home speaks for itself and offers something truly unique in the current marketplace.

Call today to book your viewing!

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. 79.0 sq. metres (849.9 sq. feet)



First Floor

Approx. 78.8 sq. metres (848.0 sq. feet)



Total area: approx. 157.7 sq. metres (1697.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A	96 A	96 A
81-91	B		
69-80	C		
55-68	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...

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