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

Higher Port View, Saltash

BELVOIR!

Offers in excess of £300,000



Key Features

- > Extended Four Bedroom Period Property
- > Wonderful Character Features Throughout
- > Two Spacious Reception Rooms
- > Contemporary Kitchen With Separate Utility Room
- > Front & Rear Gardens

*** PRICED TO SELL!! ***

A beautifully presented and spacious four-bedroom house located in one of Saltash's most popular roads!

This charming period property has been thoughtfully extended and improved in recent years and makes for a delightful family home. Saltash town centre is only a short walk away, as is the train station and other amenities.

Features include; a pretty front garden, a lovely living room with exposed wooden flooring, bay window and fireplace, a carpeted dining room with built-in book shelves, a stylish kitchen with wooden work surfaces and space for a large range cooker, a handy utility room, a fantastic multi-tiered rear garden with several areas to relax and/or entertain!



A garage at the end of the garden with new garage door, a contemporary family bathroom on the first floor and separate shower room on the second floor, four great sized bedrooms - including an impressive master with bay widow and views towards the river Tamar, a half landing with desk and Velux window above (a perfect study/office area), GCH, DG & more!

With so much on offer at such an amazing price, this property is a must see for current buyers looking for a family sized home in a sought-after location.

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.

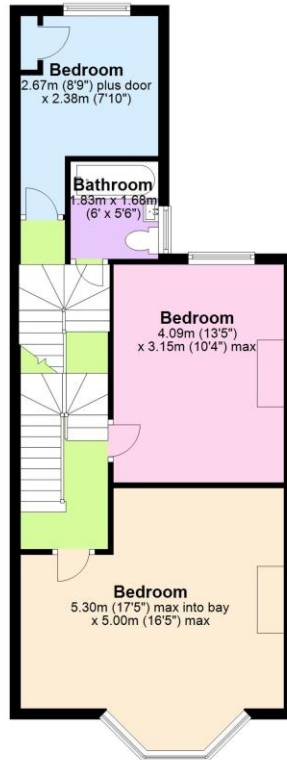
Ground Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



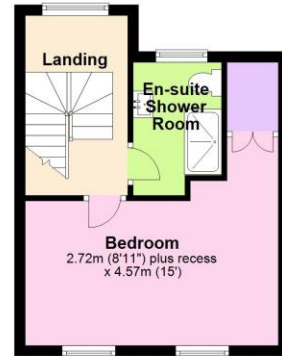
First Floor

Approx. 53.5 sq. metres (576.2 sq. feet)



Second Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



Total area: approx. 140.2 sq. metres (1509.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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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belvoir.co.uk/offices/plymouth

01752 850440