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

New Road, Saltash

BELVOIR!

Guide price £250,000



Key Features

- > Spacious Semi-Detached Cottage
- > Living Room With Fireplace & Bay Window
- > Second Reception Room
- > Kitchen/Diner
- > Garden Room With Utilities

A spacious and characterful semi-detached cottage situated near to local shops, bus stops and amenities!

This wonderful home enjoys generous room sizes and a good-sized private garden. Additional features include; a living room with wooden flooring, attractive fireplace and bay window, a separate reception room, a great sized kitchen/diner, a handy garden room with utility area, three good sized bedrooms, a family bathroom and an en-suite shower room! Mains gas, electric & water. On street parking.

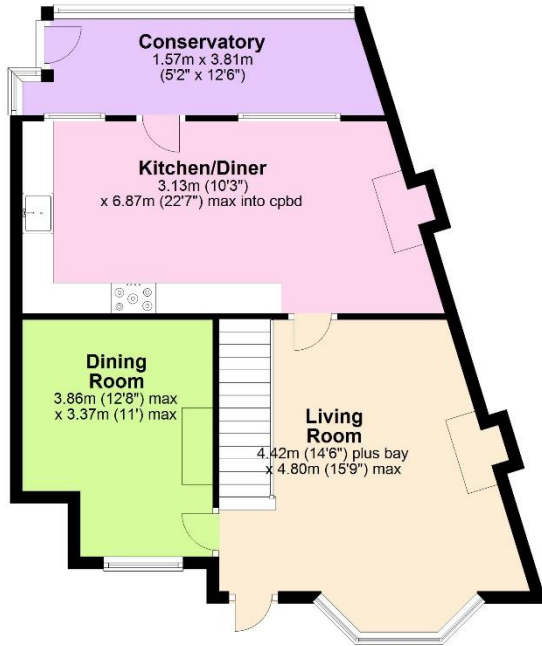
Call today to book your viewing!!



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, a college and 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.

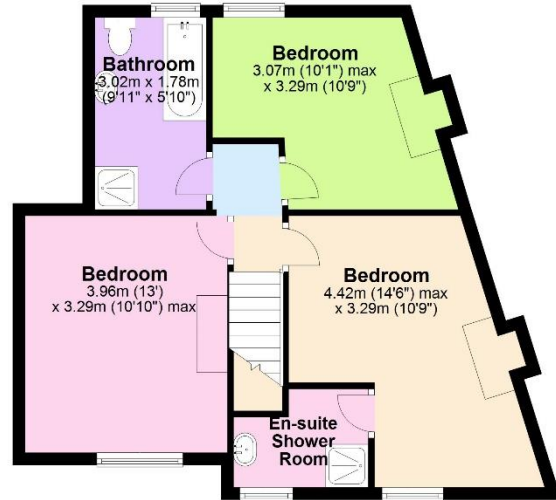
Ground Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



Total area: approx. 110.8 sq. metres (1193.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 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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