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

Highertown Park, Landrake

BELVOIR!

Guide price £185,000



Key Features

- > Two Bedroom Semi-Detached House
- > Off Road Parking
- > Conservatory
- > Contemporary Kitchen/ Breakfast Room
- > Well Presented Throughout

*** NO ONWARD CHAIN!! ***

A beautifully presented semi-detached home located within walking distance to the highly regarded Sir Robert Gefferys Primary School!

This attractive property is favourably situated within the popular Cornish village of Landrake and would make an ideal first time buy or 'buy to let' investment.

Features include; far reaching countryside views, off road parking, an enclosed rear garden with decking, patio and shed, living room, stylish kitchen/breakfast room, versatile conservatory, contemporary shower room with 'walk-in' double shower cubicle, two bedrooms with storage,



GCH, DG & more!

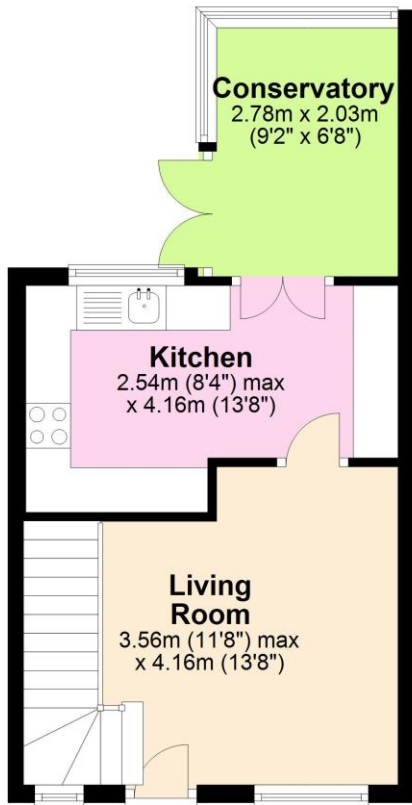
The property is light and airy throughout and viewings are most highly recommended!

Call today to find out more!

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.

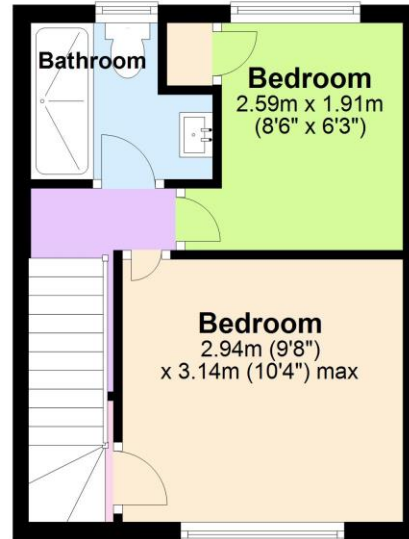
Ground Floor

Approx. 29.1 sq. metres (313.1 sq. feet)

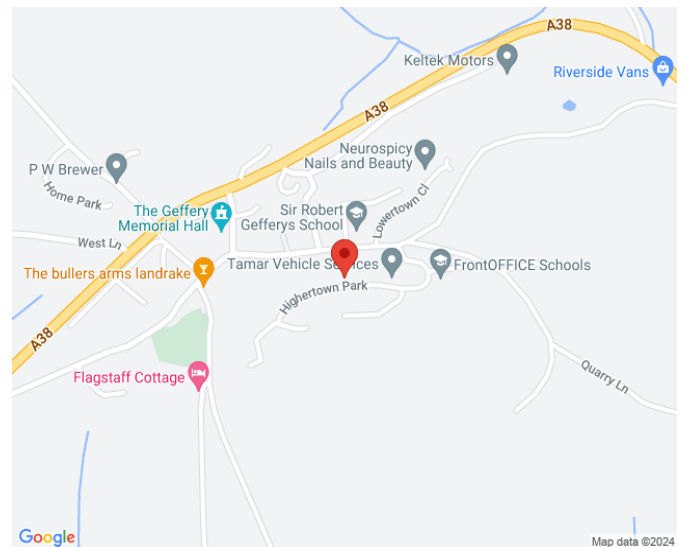


First Floor

Approx. 23.1 sq. metres (248.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 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...

BELVOIR!

belvoir.co.uk/offices/plymouth

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