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

Glebe Avenue, Saltash

BELVOIR!

Guide price £375,000



Key Features

- > Extended Three Double Bedroom Period Property
- > Superb Garage Conversion With Storage Room Above
- > Off Road Parking
- > Master Bedroom With En-Suite Shower Room & Balcony Window
- > Spacious Reception Rooms

A superb three double bedroom period property thoughtfully and stylishly extended and refurbished!

This stunning family home is conveniently situated within short walking distance to Saltash town centre and riverside as well as being a two-minute drive from the Tamar bridge!

The property offers a fantastic blend of period character alongside contemporary style & flare.

There is off road parking available for multiple vehicles, a superb double garage structure with storage room above that is currently utilised as a fully kitted out gym!



There is also a spacious reception area in the way of an open-plan lounge/diner with fire and bay window, a handy downstairs toilet, a gorgeous modern kitchen/diner with breakfast bar island and French doors to the back, a great sized rear garden with decked and lawned areas (perfect for entertaining and al fresco dining!) along with a storage shed.

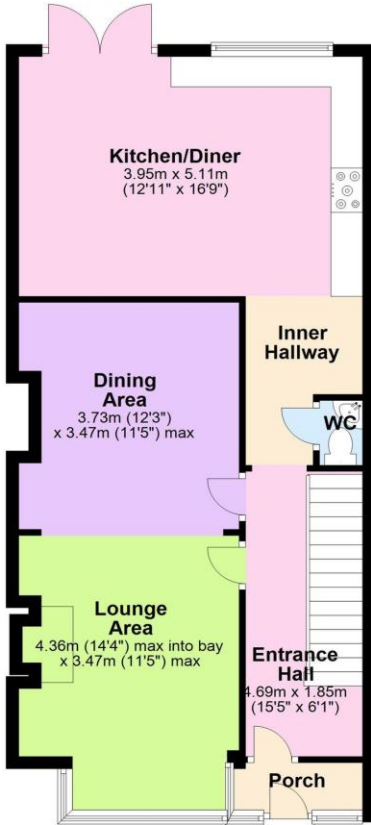
On the first floor are two double bedrooms, a family bathroom and a versatile office/study room. The second floor offers a light & airy master bedroom with en-suite shower room and a fab 'window balcony' presenting far reaching river and countryside views!

This property offers something truly unique in the current marketplace and need to be seen to be fully appreciated.
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. Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.

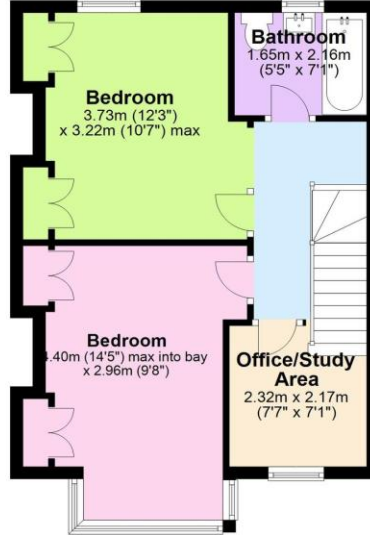
Ground Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



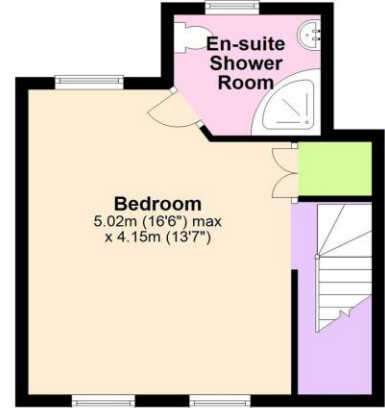
First Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



Second Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



Total area: approx. 134.8 sq. metres (1451.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 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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