



3  1  1 

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

**Frobisher Drive, Saltash**

**BELVOIR!**

**Guide price £195,000**





## Key Features

- > Three bedroom Mid Terraced House
- > Garage In A Nearby Block
- > Spacious Lounge/Diner
- > Generous Kitchen/Breakfast Room
- > Entrance Porch

\*\*\* A WONDERFUL FIRST TIME BUY OR INVESTMENT OPPORTUNITY!! \*\*\*

A lovely three bedroom terraced house conveniently situated within close proximity to local schools, bus routes & convenience store with a new Valliant boiler added in 2023 and a new kitchen floor added this year (2024).

The property is well presented throughout and also features; a single garage in a nearby block, a light and spacious lounge/diner, a generous kitchen/breakfast room, entrance porch, a wonderfully landscaped rear garden with patio, decking and magnificent summerhouse/she-shed!, a family bathroom, GCH, DG & more!!



This lovely home could suit many different buyers and needs to be seen to be fully appreciated.

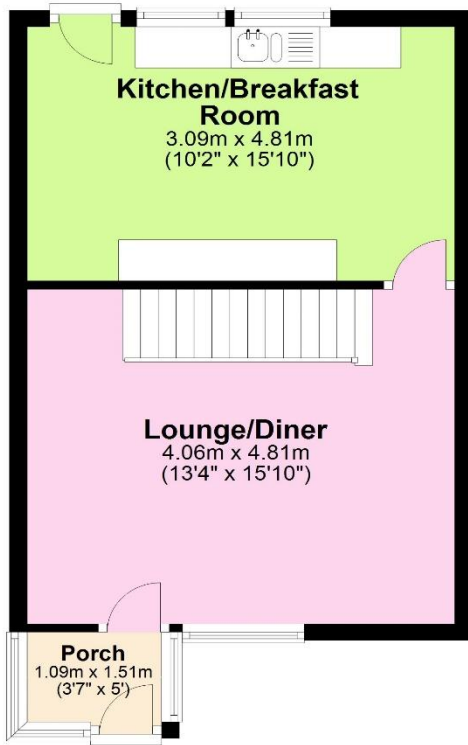
Call today to find out more..

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.



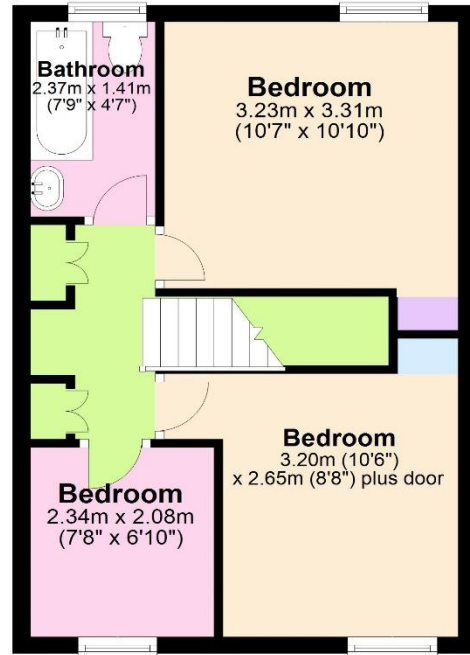
## Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 72.7 sq. metres (783.0 sq. feet)



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](http://belvoir.co.uk/offices/plymouth)

01752 850440