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

Spencer Gardens, Saltash

BELVOIR!

Guide price £250,000



Key Features

- > Three Bedroom Terrace House
- > Immaculately Presented
- > New Kitchen Dec 2023
- > New Carpets 2023
- > Garden Landscaped 2024

A beautifully presented family home situated in a popular residential area near to schools and bus stops!

This wonderful terraced property benefits from generous living accommodation, attractive decor throughout and boasts many other salient features that include; a handy entrance porch, a generous living room, a superb cotemporary kitchen/diner finished in December 2023, a fantastic conservatory (less than five years old), solid oak doors, carpets laid in 2023, three good sized bedrooms (two doubles), family shower room, a superb south-facing rear garden that has been thoughtfully landscaped this year (2024) with a lawn, patio and new fencing, GCH, DG & more!!

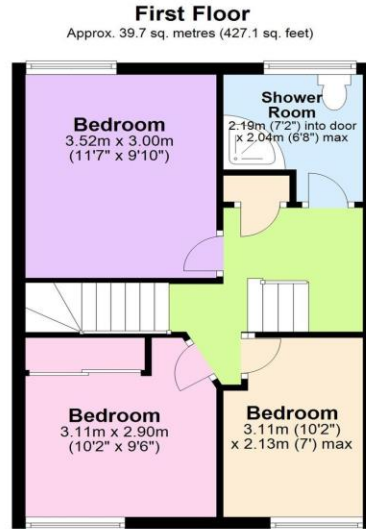
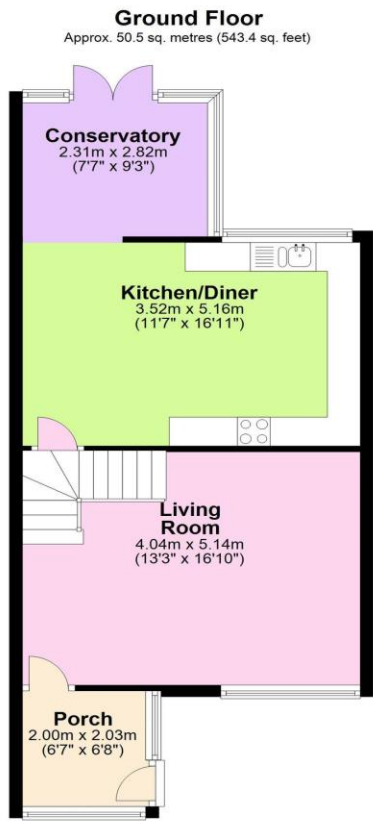


There is also a single garage at the back of the property that is less than five years old.

A must see in the current marketplace and a credit to the current owners!

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.



Total area: approx. 90.2 sq. metres (970.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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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01752 850440