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

**Rashleigh Avenue, Saltash**

**BELVOIR!**

**Guide price £250,000**





## Key Features

- > Extended Three Bedroom End Terraced House
- > Garage & Parking Space
- > Enclosed Front, Rear & Side Gardens
- > Extended Living Room
- > Modern Kitchen/Diner

A unique, extended three bedroom home with single garage and a good sized rear garden!

Located in the ever-popular St Stephens area of Saltash, this property is light and airy, beautifully presented and has great sized accommodation throughout!

Features include; enclosed front garden, single garage with parking in front and access to the rear garden, a low maintenance 'wrap around' rear garden with patio and great sized shed, entrance hallway, spacious living room with study area and gas fire, modern kitchen/diner with patio doors, lovely conservatory overlooking the garden, downstairs toilet, utility room, a handy pantry, two double bedrooms and a single, a good sized bathroom with bath and separate shower cubicle, GCH, DG & more!





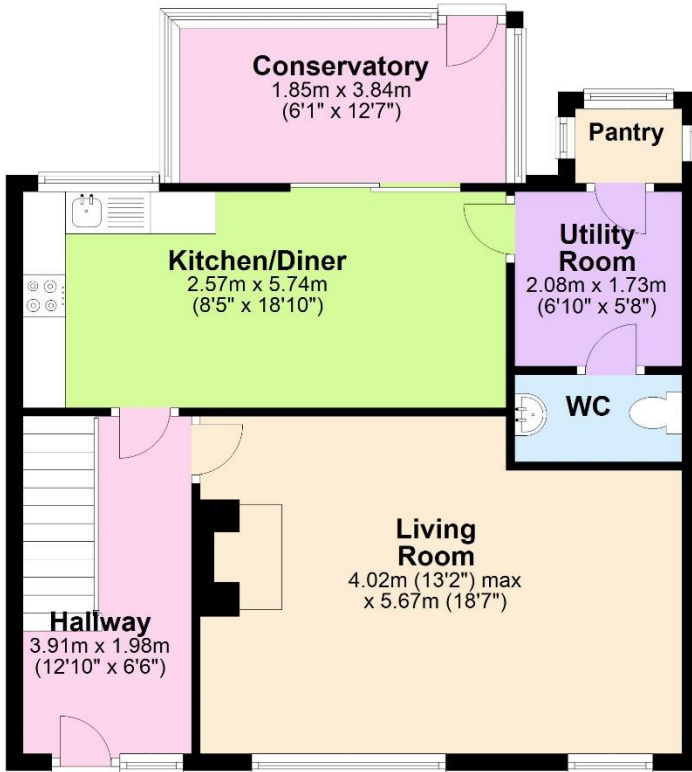
This is a great opportunity to acquire a warm and inviting family home in a great area near to local schools, bus routes and amenities!

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.

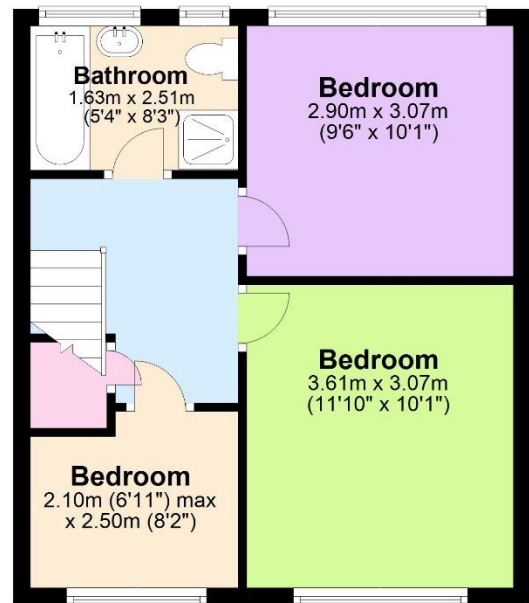
## Ground Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 96.4 sq. metres (1037.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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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