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Freehold : Council Tax Band D
EPC Rating D

Lower Fore Street, Saltash

BELVOIR!

Guide price £475,000



Key Features

- > 4/5 Bedroom Character Cottage
- > Versatile Living Accommodation
- > Light, Airy & Well Presented Throughout
- > Enclosed Rear Garden
- > Two Bathrooms & Ground Floor WC

*** NO ONWARD CHAIN! ***

A simply beautiful 'double-fronted' character cottage conveniently located within short walking distance to Saltash town centre, train station & riverside!

This wonderful property dates back to circa 1814 and offers a perfect blend of period charm and modern flare!

The spacious and versatile accommodation would suite a number of different family types and could also lend itself to 'multigenerational living'.

Light and airy, the property is gorgeously unique and needs to be seen to be fully appreciated!



Features include; far reaching river views, attractive entrance hallway, a generous living room with wood burning stove, ground floor bedroom/second reception room, a stylish fitted kitchen/breakfast room overlooking the garden, handy utility room, ground floor toilet, a delightful enclosed and private rear garden, a contemporary family bathroom with walk-in double shower cubicle and bathtub, three good sized bedrooms on the first floor, an adaptable second floor with two separate spacious rooms as well as an en-suite bathroom, GCH, DG & more!

This distinctive home is set in a picturesque conservation area and has the potential to add a balcony area above the kitchen to take full advantage of the far-reaching river and countryside views (subject to the relevant planning permission). On street parking.

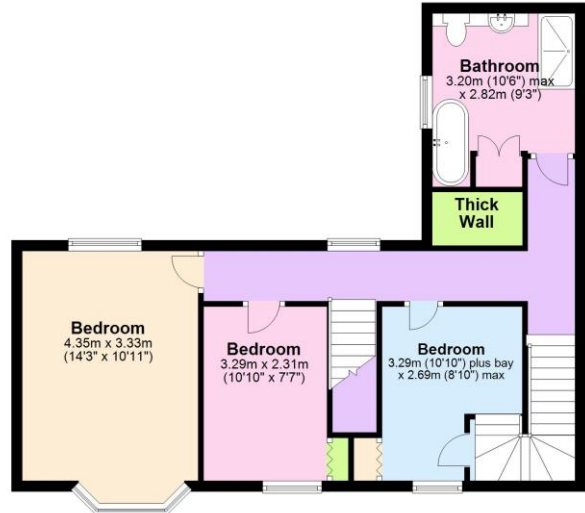
Call today to find out more!!

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.

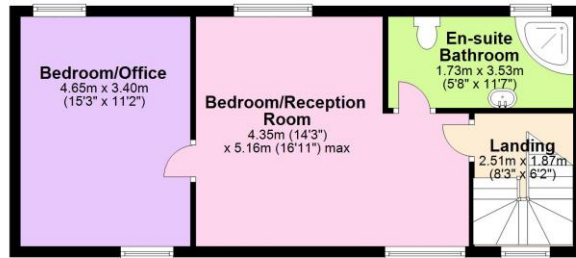
Ground Floor
Approx. 74.3 sq. metres (799.3 sq. feet)



First Floor
Approx. 58.1 sq. metres (624.9 sq. feet)

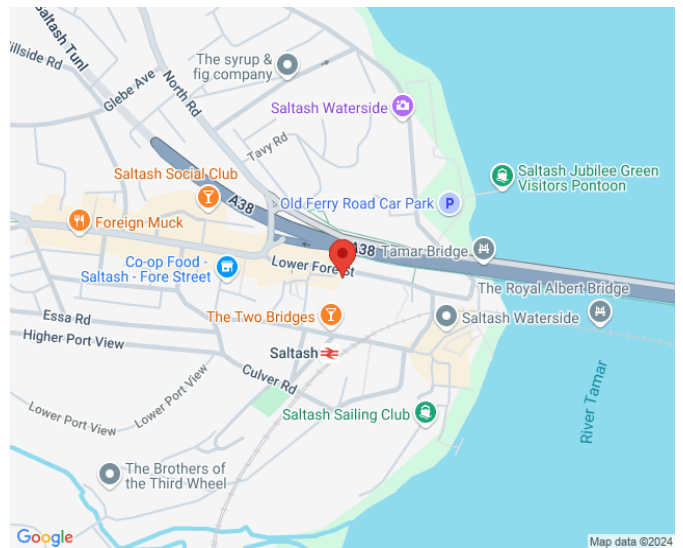


Second Floor
Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 180.4 sq. metres (1941.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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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