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

**Callington Road, Saltash**

**BELVOIR!**

**Guide price £275,000**



## Key Features

- > Three Bedroom Semi-Detached House
- > Extended Kitchen/Diner
- > Garage & Driveway
- > Enclosed Rear Garden
- > Living Room With Fireplace

An extended three-bedroom semi-detached house located within walking distance to bus stops, Costa Coffee and several other shops and amenities such as Lidl & Waitrose!

This warm and inviting home sits on a generous plot and benefits from a garage and driveway for multiple vehicles.

Additional features include front garden, entrance porch, attractive hallway, downstairs toilet, living room with feature fireplace, a superb kitchen/diner with stylish fitted kitchen, dining and snug areas, a contemporary shower room with walk-in double shower cubicle, two great sized double bedrooms and a single, GCH & DG.



There is also a fabulous rear garden with patio area perfect for entertaining along with a separate lawned area giving the opportunity for keen gardeners to potentially grow fruit and vegetables!!

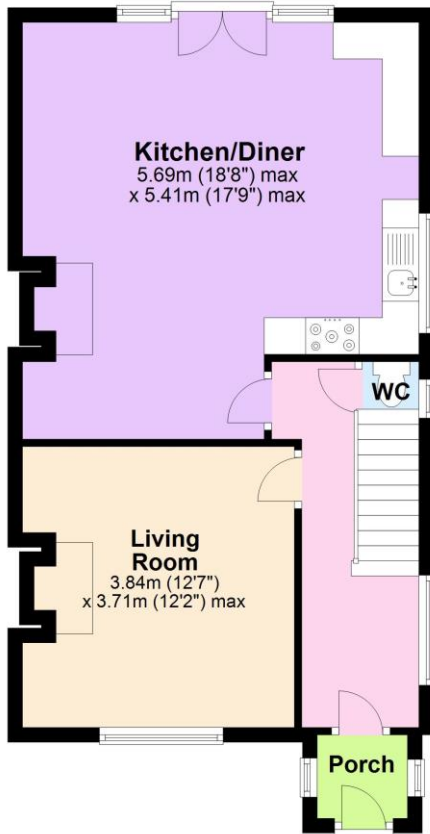
This lovely family home is well presented throughout and offers something exciting a unique in the current marketplace.

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.

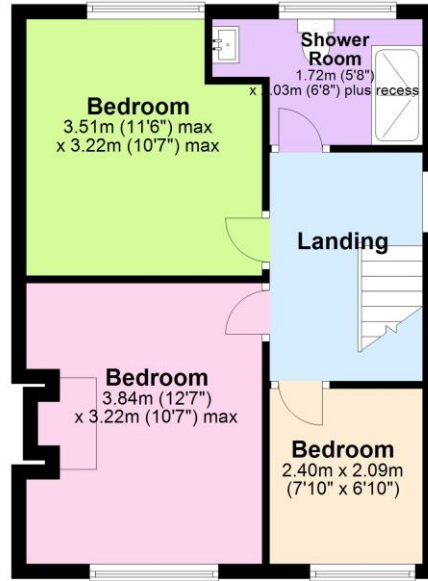
### Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)

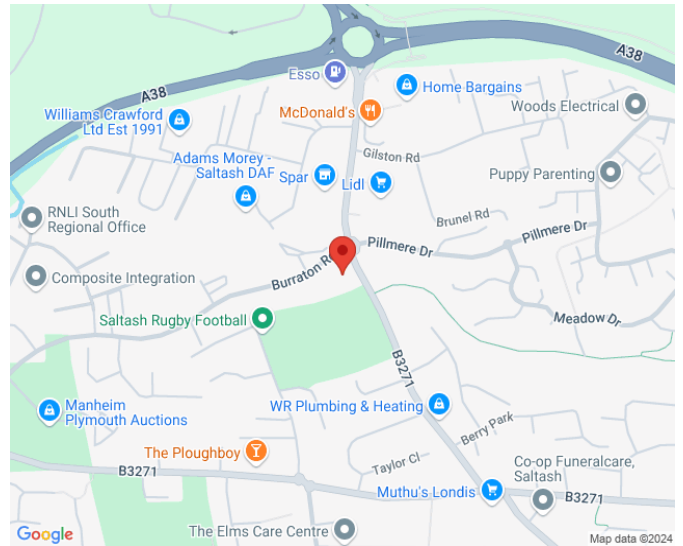


### First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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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