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

**St Annes Road, Saltash**

**BELVOIR!**

**Guide price £390,000**





## Key Features

- > Five Bedroom Detached Property
- > Versatile Living Including Annex Potential
- > Air B&B Potential
- > Ample Off Road Parking
- > Garage & Workshop

\*\*\* ANNEX & AIR B&B POTENTIAL!! \*\*\*

A distinctly unique opportunity!

This wonderfully versatile home sits at the end of a highly popular cul-de-sac and offers adaptable living accommodation throughout!

The property is very well presented and has a host of features on offer that would suit an array of different buyers!

They include; ample driveway parking for multiple vehicles, a great sized detached garage with workshop and store, a generous lounge/diner with log burner, modern fitted kitchen, utility room, laundry room, double bedroom with second kitchen area, a second double bedroom with en-suite shower room, a contemporary main shower room and a third double bedroom on the ground floor.



The first floor features two more double bedrooms another stylish shower room and a snug/study area.

The rear garden is a fantastic size with wonderful 'far reaching' views, several areas to enjoy al fresco dining and entertaining, a fabulous summer house, large level patio, several parts to explore gardening and more!!

This delightful property offers something truly exceptional in the current marketplace and needs to be seen to be fully appreciated!

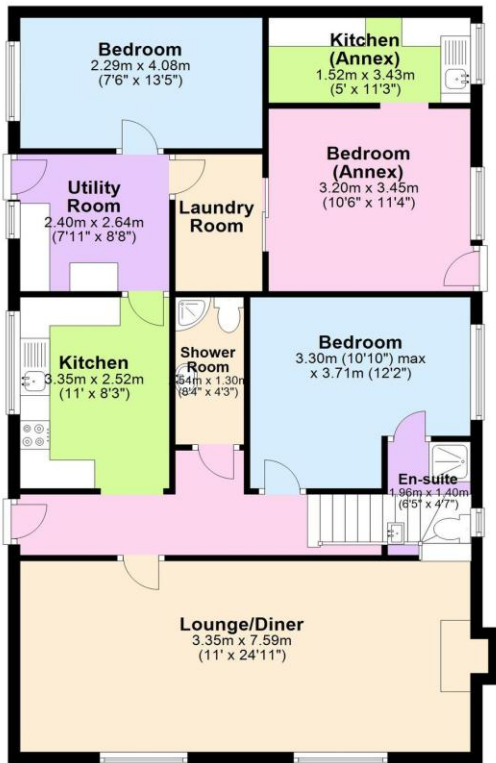
Call today to book your viewing!

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 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.

Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.



**Ground Floor**  
Approx. 98.0 sq. metres (1054.6 sq. feet)



**Garage/Workshop/Store**  
Approx. 24.7 sq. metres (265.9 sq. feet)

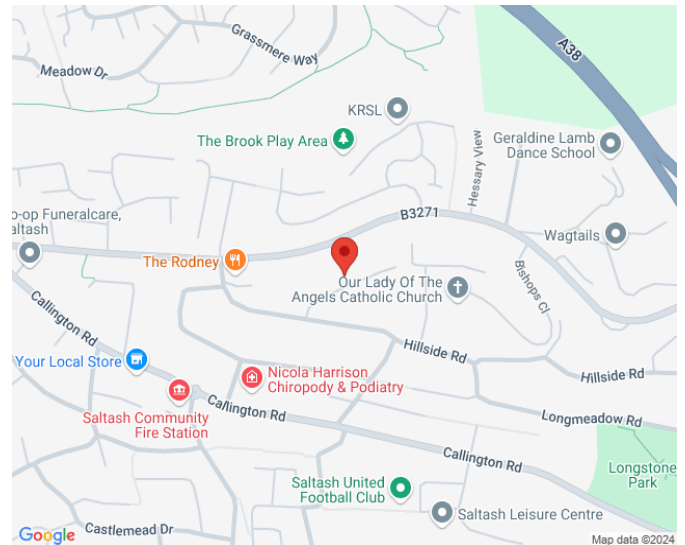


**First Floor**  
Approx. 42.8 sq. metres (461.2 sq. feet)



Total area: approx. 165.5 sq. metres (1781.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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...

**BELVOIR!**

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