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

Castle View, St. Stephens, Saltash

BELVOIR!

Guide price £290,000



Key Features

- > Beautifully Re-Designed & Refurbished In 2022
- > Stylish Open-Plan Living
- > Contemporary Kitchen & Bathroom
- > Versatile Loft Conversion With Toilet & Study Area
- > Building Regs & Architect Approval For Rear Extension

A beautifully refurbished and re-designed bungalow in the highly popular St Stephens area of Saltash, Cornwall.

The property now offers contemporary open-plan living with stylish fixtures and fitting throughout including a superb new kitchen & bathroom! There is also a versatile loft conversion with extensive storage, toilet and study area. Additional features include; generous entrance porch, spacious utility area, two double bedrooms, conservatory, front area rear gardens, garage in a block, new insulation, updated wiring, GCH, DG, pleasant views & more!



There is also an added benefit of building regs and architects' approval for a rear extension. The property is close to The Cecil Arms Public House and The Church of St Stephen and not far from the beautiful Forder Lake and Churchtown Farm Nature Reserve.

Viewings are highly recommended, 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.

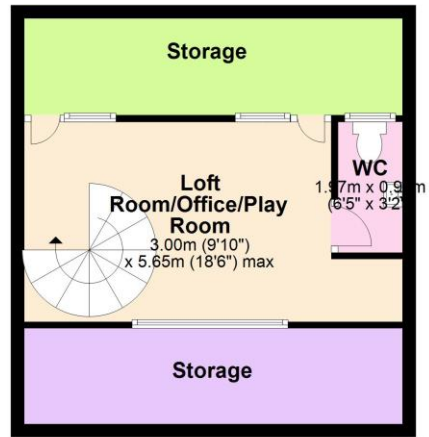
Ground Floor

Approx. 70.2 sq. metres (755.2 sq. feet)



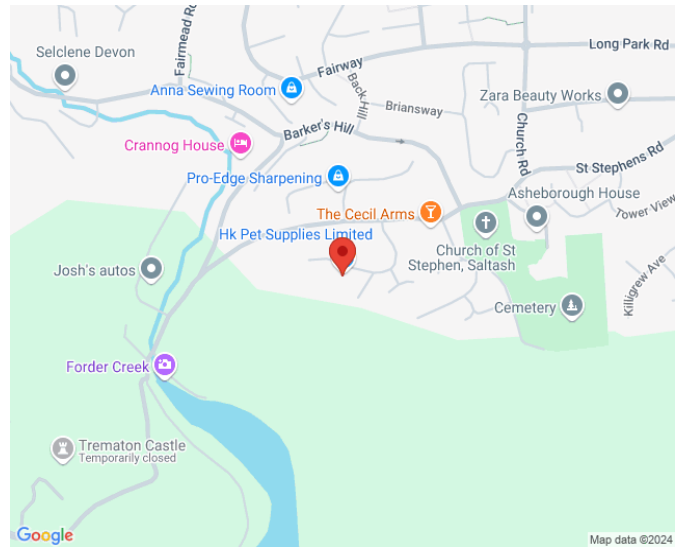
First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 104.5 sq. metres (1125.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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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belvoir.co.uk/offices/plymouth

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