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Freehold : Council Tax Band D
EPC Rating D

Mote Park, Saltash

BELVOIR!

Guide price £450,000



Key Features

- > Conservatory Added 2022
- > New Boiler In 2024
- > Bathroom Refit 2024
- > Garden Landscaped 2024
- > Fiberglass Garage Roof 2023

**** ALL THE BOXES TICKED?? ****

A simply superb, detached house in a sought-after location with an abundance of salient features!!

This immaculately presented home has undergone several recent refurbishments and improvements and is conveniently located near to local shops, schools and amenities. This unique family home has something on offer for all buyer types and viewings are most highly recommended!

Features include; spacious brick paved driveway for multiple vehicles, entrance porch, generous lounge/diner with wood burning stove and storage, a contemporary kitchen with open arch into the conservatory, a gorgeous conservatory added in 2022 with atrium roof window.

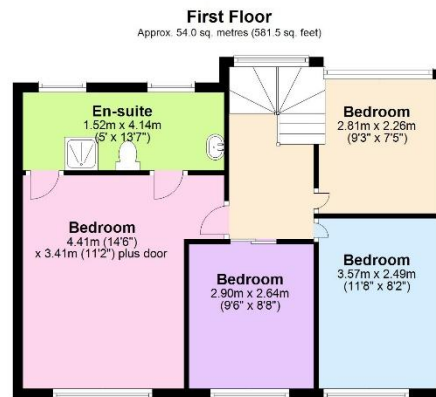
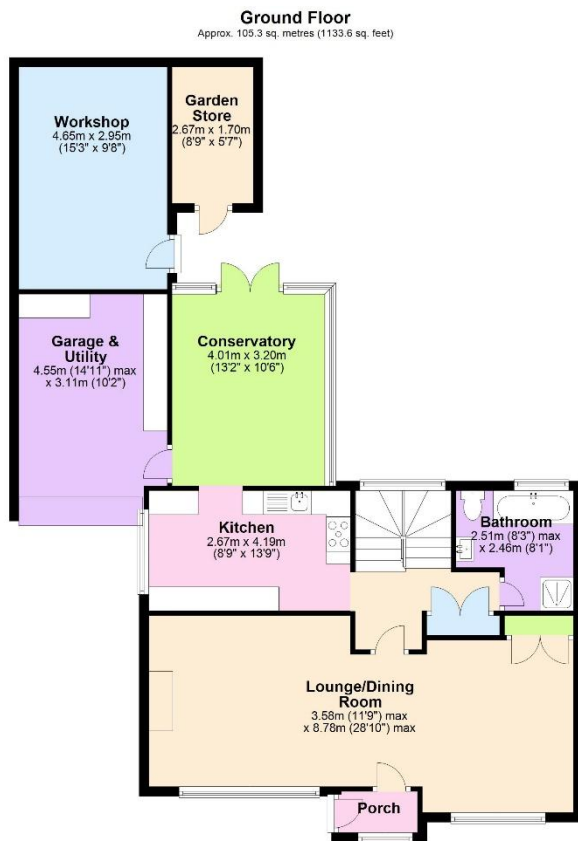


A stylish downstairs wet room with bath tub & walk-in shower, master bedroom with en-suite shower room, three further good sized bedrooms on the first floor, attractive hallway and landing areas, pleasant views over Chapel Field, an integral garage refurbished in 2023 with fibreglass roof and electric roller door, a wonderful sized garden workshop, a garden store, GCH (boiler added 2024) & DG.

The property also benefits from a sunny, level, west facing rear garden that has recently been landscaped and features a greenhouse, a patio area and a lovely lawned seating area perfect for entertaining and al fresco dining.
The garden also offers a fantastic degree of privacy!!

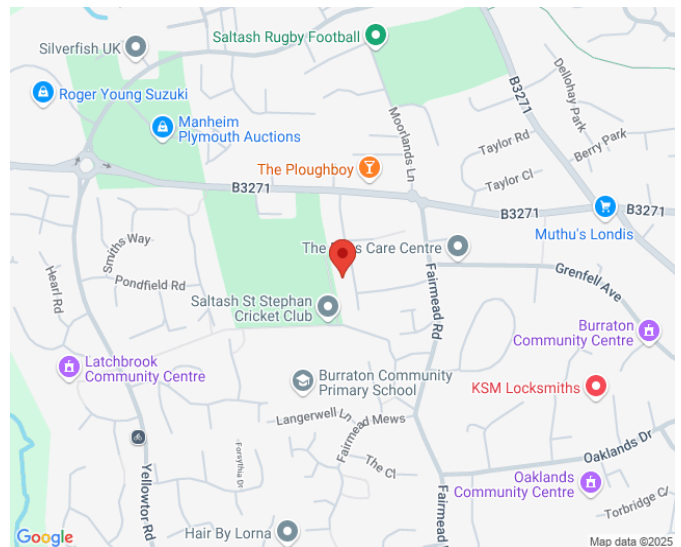
A real gem in the current marketplace so don't miss out, call today to book your viewing!

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.



Total area: approx. 159.3 sq. metres (1715.2 sq. feet)

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

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Contact us today to arrange a viewing...

belvoir.co.uk/offices/plymouth

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