



2  1  1 

**Freehold : Council Tax Band B  
EPC Rating TBC**

**Porter Way, Saltash**

**BELVOIR!**

**Guide price £180,000**





## Key Features

- > Two Double Bedrooms With Fitted Wardrobes
- > Spacious Living Room With Gas Fire
- > Kitchen/Diner
- > Entrance Porch
- > Shower Room

\*\*\* NO ONWARD CHAIN!! \*\*\*

A wonderful first time buy or investment opportunity in Saltash, Cornwall!

This lovely family home is situated in a tucked-away location near to schools, amenities and the highly popular Tincombe Park.

Features include; entrance porch, spacious living room with gas fire (serviced in Feb 2025), fab kitchen/diner with plenty of storage, a handy rear porch, a lovely two-tiered rear garden, two double bedrooms with built-in wardrobes, shower room, GCH (boiler approximately 18 months old and serviced in Feb 2025), DG & more!





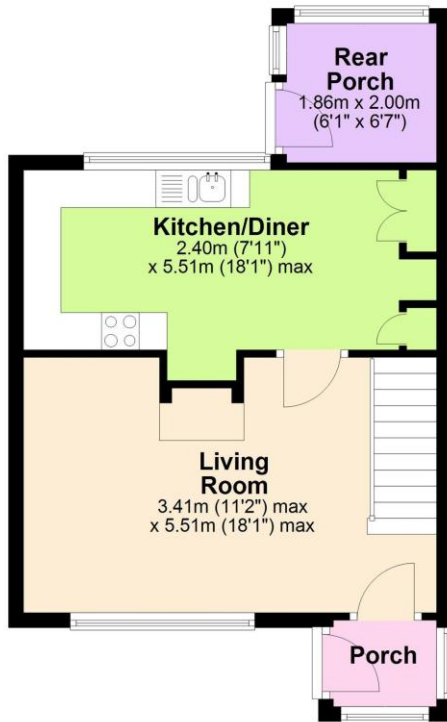
This well-presented property needs to be viewed to be fully appreciated and viewings are most highly recommended.

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.

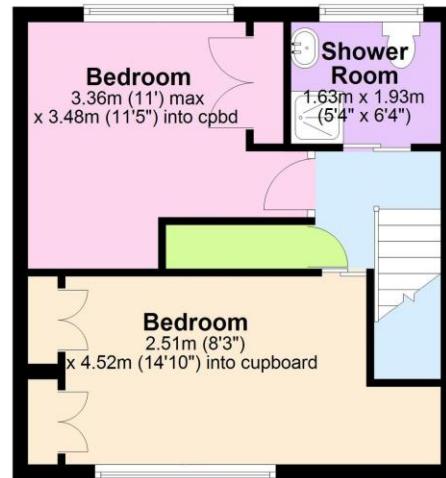
## Ground Floor

Approx. 38.2 sq. metres (411.6 sq. feet)

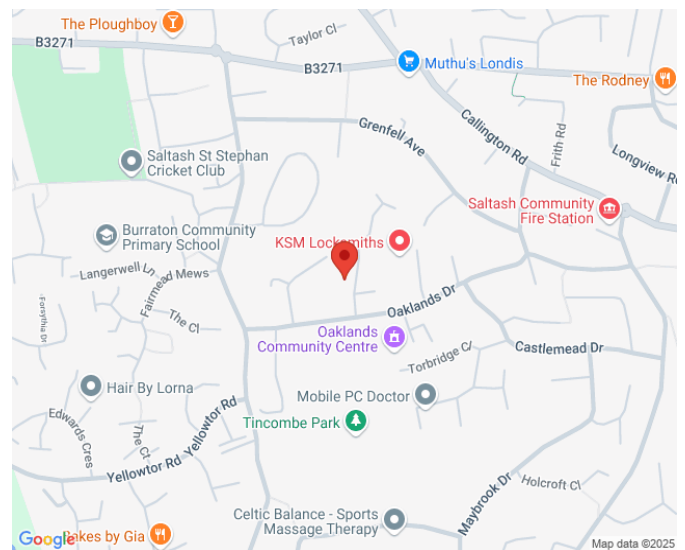


## First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 sq. feet)



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!

[belvoir.co.uk/offices/plymouth](http://belvoir.co.uk/offices/plymouth)

01752 850440