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

**Homer Park, Saltash**

**BELVOIR!**

**Guide price £300,000**





## Key Features

- > Three Double Bedrooms
- > Two Spacious Reception Rooms
- > Contemporary Kitchen/Breakfast Room
- > Stylish Family Bathroom
- > Laundry Room

A substantial three-story period property in a highly popular road set within short walking distance to a convenience store, bus stop and restaurant!

This well-presented family home enjoys spacious accommodation throughout, including two great sized reception rooms and three double bedrooms. Additional features include; a gorgeous living room with log burner and bay window, an open dining area with storage cupboards, a stunning contemporary kitchen/breakfast room with Rangemaster cooker and American style fridge/freezer, a stylish family bathroom, a handy laundry room, two fabulous double bedrooms on the first floor (one with views towards the river tamer), a further double bedroom on the second floor with en-suite bathroom and ample storage space.





A nicely landscaped rear garden with lawn, seating area and shed, wooden flooring on the ground floor, GCH, DG & more!

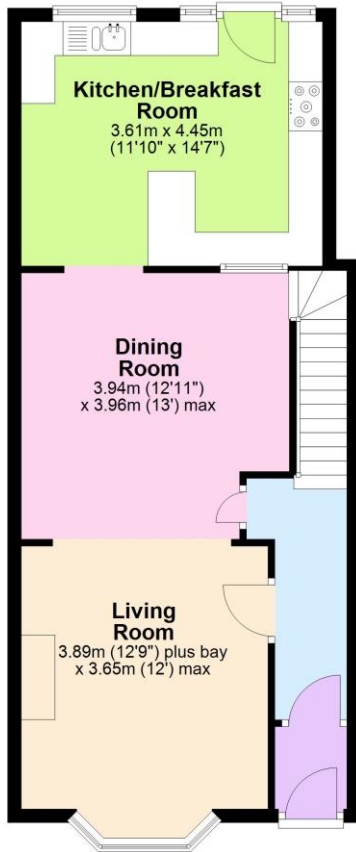
There is also potential to add off road parking at the rear of the property if required!

This fantastic family home offers something truly unique 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.

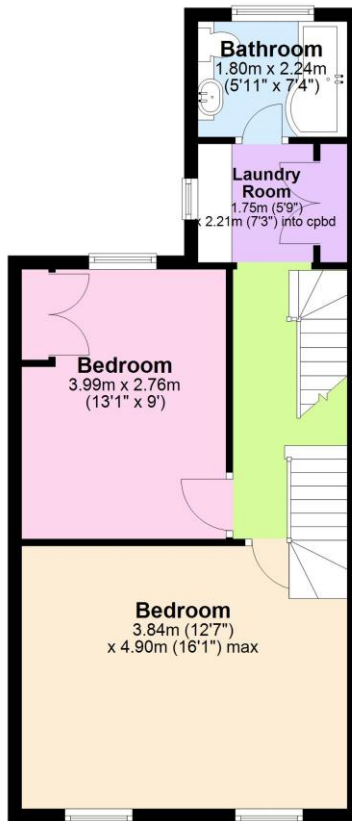
### Ground Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



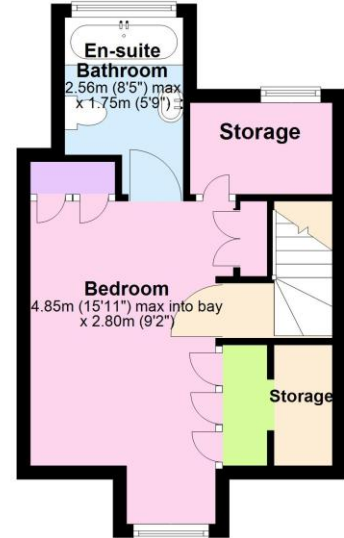
### First Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



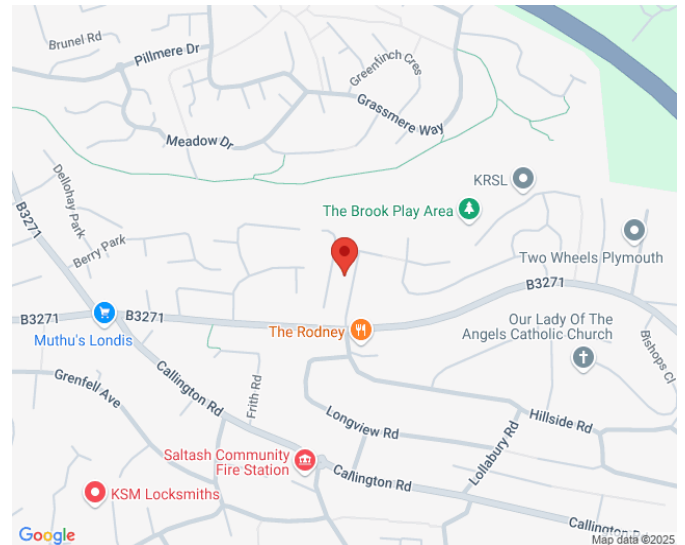
### Second Floor

Approx. 26.8 sq. metres (288.9 sq. feet)



Total area: approx. 128.6 sq. metres (1383.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	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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