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

Forder, Saltash

**BELVOIR!**

Guide price £490,000





## Key Features

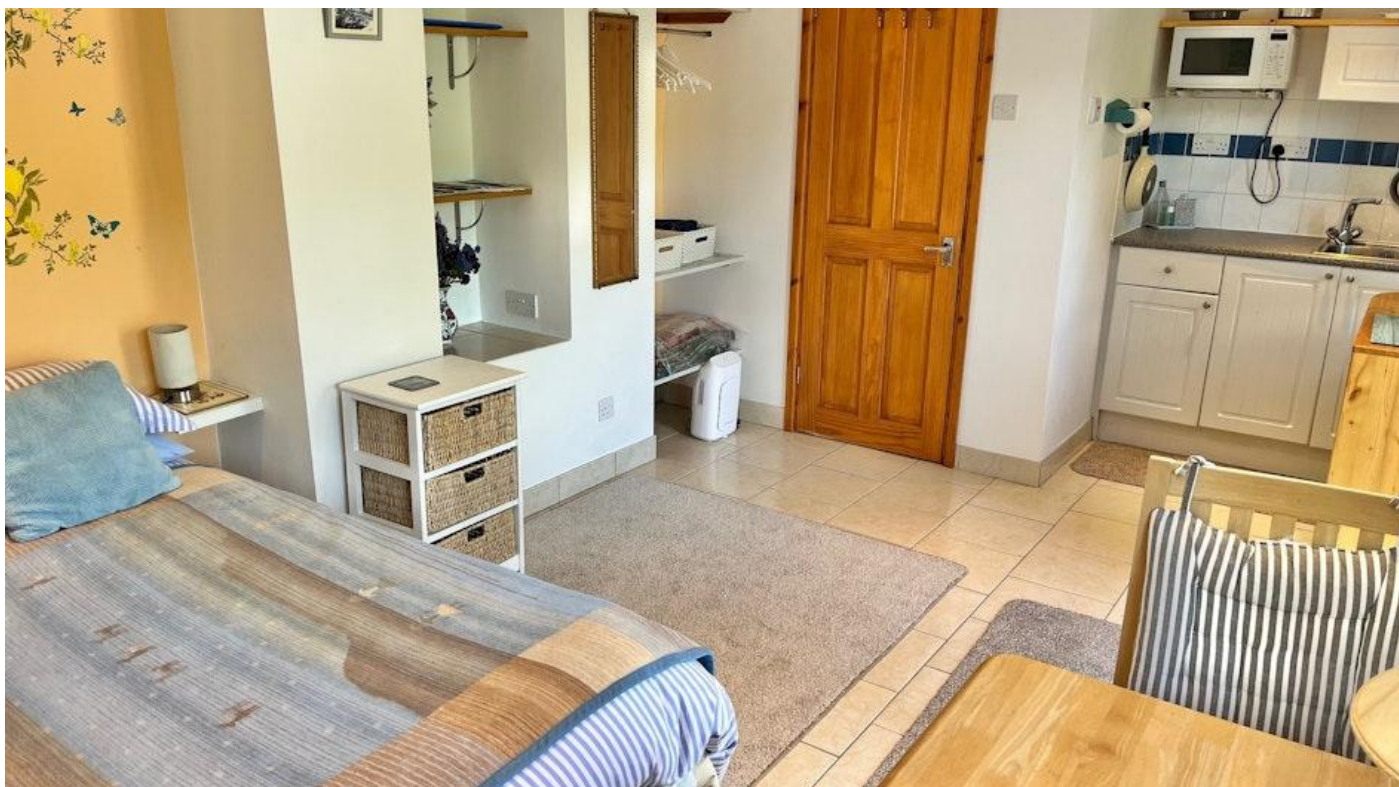
- > Two Double Bedrooms Plus Annexe
- > Living Room With Juliet Balcony
- > Spacious Kitchen/Diner
- > Garage & Driveway Parking
- > Versatile Annexe With Income Potential

The beautiful location of Forder, with its delightful creek and close proximity to the town of Saltash and the City of Plymouth, allows you to feel like you are a million miles away from the hustle and bustle of city life, without having to compromise on location.

White Gables sits at the highest point in Forder, so you can enjoy fabulous views of the creek and of course the beautiful surrounding character properties. Sitting just below the historic Trematon Castle, you are surrounded by maturing trees, offering privacy and shelter during the winter months.

Within Forder, there is a tremendous sense of community spirit, with annual fetes, which are held alongside the creek, where everyone gets involved.





Along with the Forder Community and Conservation Association, all residents are more than welcome to participate and join in with various other activities that are organised throughout the year. Of course, if you are a boat owner, then you will have priority in securing a water mooring!

The property offers the chance to enjoy the peaceful village life that Forder provides, and the outside decking is a glorious place to sit and enjoy the sunshine, whilst overlooking the tidal creek.

Additional features include, a superb and versatile annex with its own entrance, offering income potential or multigenerational living opportunities, ample off road parking, garage with plumbing and power, simply beautiful gardens with composite decking providing several private areas just perfect for relaxing, entertaining or al fresco dining!

The property also benefits from a spacious entrance hallway, a generous kitchen/diner with patio doors to the garden, a stunning living room with Juliette balcony and attractive log burning stove, a downstairs toilet, inner hallway, spacious landing with views and study area, a great sized family bathroom, two good sized double bedrooms with eaves storage & more!

This warm and inviting home is bright, light and airy throughout and offers something truly unique in the current marketplace.

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.



Total area: approx. 141.0 sq. metres (1517.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F		
1-20	G	19 G	

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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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