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

**Meadow Drive, Pillmere, Saltash**

**BELVOIR!**

**Guide price £275,000**





## Key Features

- > Extended Three Bedroom Modern Townhouse
- > Integrated Garage
- > Two Off Road Parking Spaces
- > Enclosed Rear Garden
- > Master Bedroom With En-Suite

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

A well-presented and extended modern townhouse located on the popular west-side of Pillmere, Saltash.

This light and airy property is set over three levels and boasts an array of salient features that include; a driveway for two cars, an integral garage, entrance hallway, downstairs toilet, spacious kitchen/diner, generous lounge with fireplace opening into a second reception area with French doors to the garden, master bedroom with pleasant views and en-suite shower room, family bathroom, second double bedroom, single bedroom and an enclosed 'low-maintenance' rear garden with patio area and artificial lawn.

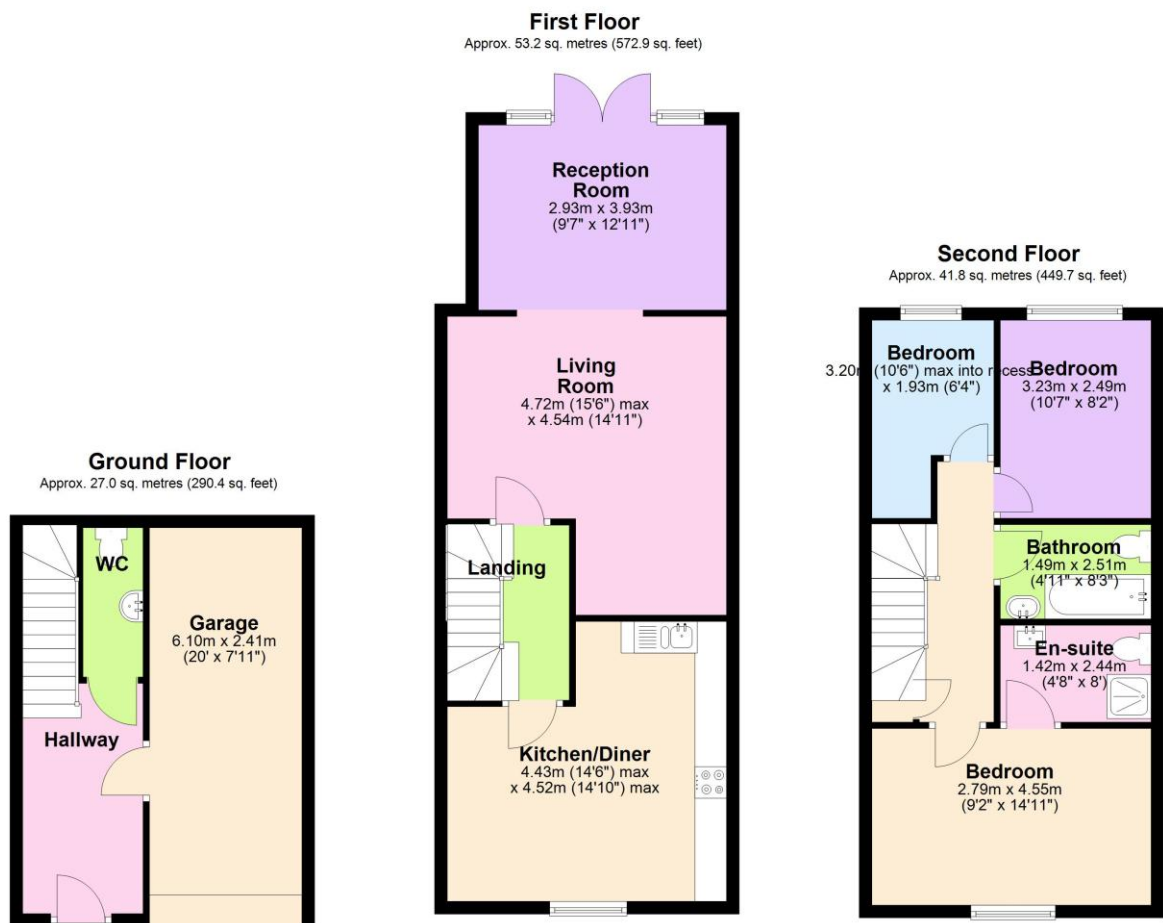




This lovely home also benefits from gas central heating and double glazing and needs to be seen to be fully appreciated!

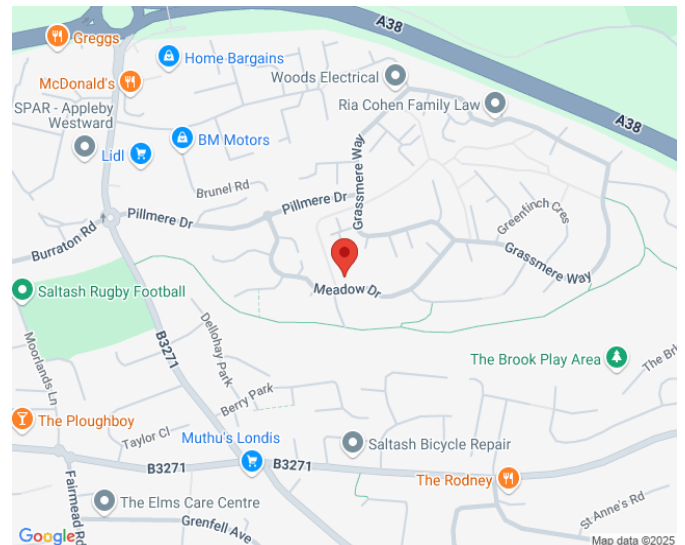
Call today to find out more!

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. 122.0 sq. metres (1313.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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.

# BELVOIR!

Contact us today to arrange a viewing...

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01752 850440