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

Rogers Drive, Saltash

**BELVOIR!**

Guide price £325,000





## Key Features

- > Three Bedroom Link-Detached House
- > Spacious Living Room
- > Contemporary Kitchen/Diner
- > Downstairs Toilet
- > En-Suite Master Bedroom

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

A wonderfully presented modern link-detached house situated in a popular cul-de-sac within walking distance to shops and amenities!

This lovely family home is warm and inviting throughout with an abundance of salient features on offer.

They include; driveway parking for two cars, pretty front garden, attractive entrance hallway, downstairs toilet, spacious living room, a gorgeous contemporary kitchen/diner, a handy utility room, a storage room with garage door (full garage could be reinstated if preferred), a superb modern family bathroom, a master bedroom with stylish en-suite shower room, a further double bedroom, a single bedroom, GCH & DG.





The property also benefits from a fantastic, sunny rear garden with several areas just perfect for entertaining and al fresco dining, including a patio area, a lawn and a raised decked area!

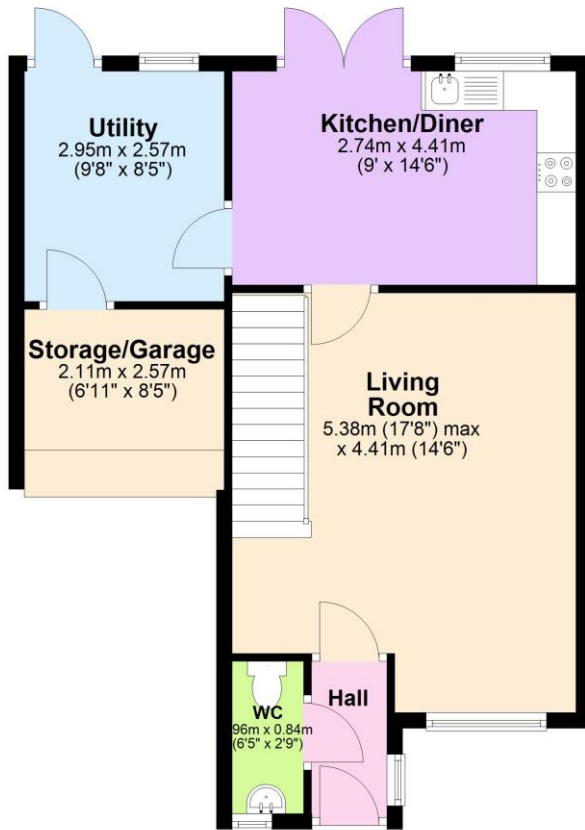
This light and airy home offer something truly unique in the current marketplace and need to be seen to be fully appreciated.

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.

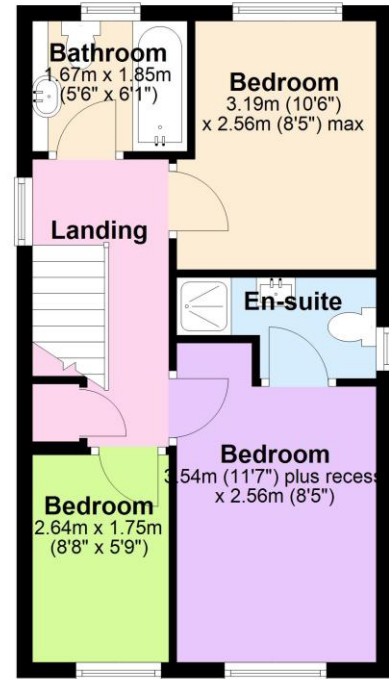
## Ground Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



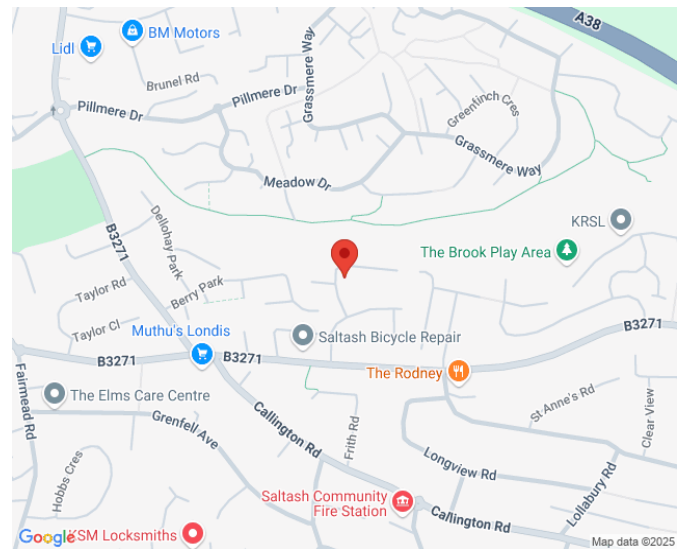
## First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 88.5 sq. metres (952.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	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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