



2  1  1 

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

Fairway, Saltash

BELVOIR!

OIRO £200,000



Key Features

- > Two Double Bedrooms
- > Views Towards Trematon Castle
- > Contemporary Bathroom
- > Spacious Kitchen/Diner
- > Living Room
- > Tenure: Freehold

Well-Presented Two Bedroom Terraced Home in Convenient Location - Ideal for First-Time Buyers

Offered for sale is this beautifully presented two-bedroom terraced house, ideally located close to local shops and excellent bus routes, making it perfect for commuters and those seeking easy access to nearby amenities.

The property opens into a spacious and welcoming hallway, offering a fantastic first impression and useful storage space. To the front is a bright and airy lounge, ideal for relaxing or entertaining. To the rear, a modern fitted kitchen/diner provides ample cupboard and worktop space, along with plenty of room for dining. A convenient downstairs WC adds further practicality to the layout.



Upstairs, you'll find two very well-proportioned bedrooms and a contemporary family bathroom with separate shower cubicle. The home is tastefully decorated throughout, ready for a buyer to move straight in.

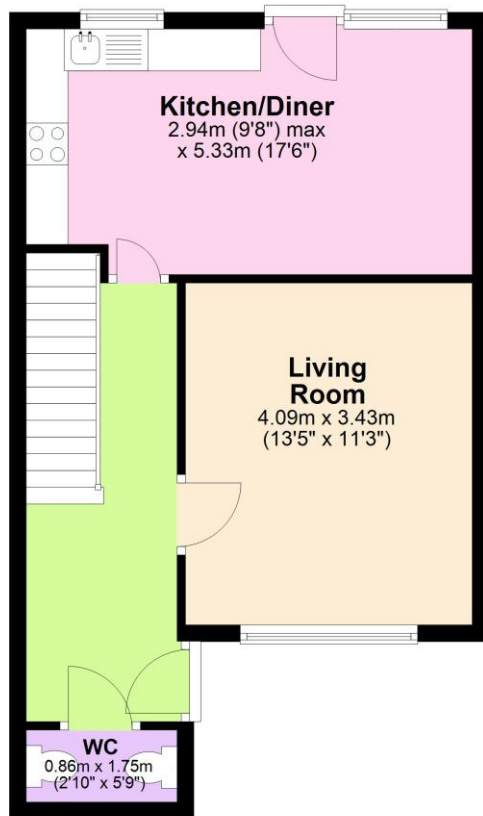
Externally, the property enjoys a private rear garden—perfect for enjoying the warmer months—and there is on-street parking available to the front.

This is an excellent opportunity to purchase a stylish and low-maintenance home in a well-connected area. Early viewing is highly recommended.

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.

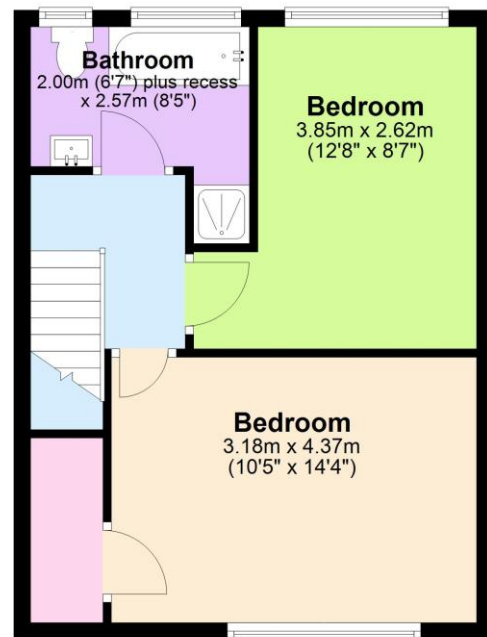
Ground Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.

Contact us today to arrange a viewing...

BELVOIR!

belvoir.co.uk/offices/plymouth

01752 850440