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

Summerfields, St. Stephens, Saltash

BELVOIR!

Guide price £200,000



Key Features

- > Three Bedroom Mid Terraced House
- > Spacious Living Room
- > Kitchen/Diner
- > Front & Rear Gardens
- > Entrance Hallway

Situated in the ever-popular St Stephens area of Saltash, Cornwall, this three-bedroom terraced house offers a wonderful opportunity to enjoy a well-connected yet peaceful lifestyle in one of the town's most charming settings.

Just a short walk from The Cecil Arms public house and the historic Church of St Stephen, the property also benefits from close proximity to the picturesque hamlet of Forder, where residents can explore the scenic tidal creek, coastal walks, and the nearby Churchtown Farm Nature Reserve.

The home itself is well laid out and filled with natural light, featuring a generous entrance hallway with a useful storage cupboard, a spacious living room, and a bright kitchen/diner ideal for everyday family life and entertaining. Upstairs, there are two comfortable double bedrooms, a third single bedroom, and a modern family bathroom.



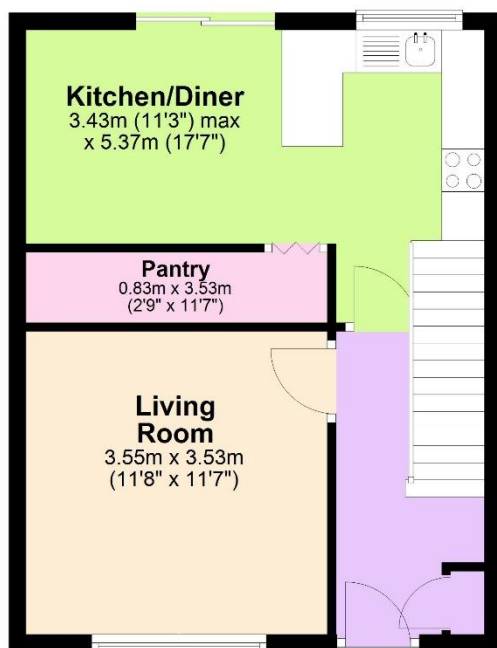
Additional benefits include a great-sized pantry, perfect for extra kitchen storage, and a thoughtfully designed tiered rear garden with patio, lawn, a garden shed, and a rear access gate. To the front, there is a well-maintained garden area, while on-street parking is available nearby.

This property is offered with no onward chain, making it a convenient and appealing choice for buyers looking to move quickly. With its excellent location, close to local amenities, green spaces, and scenic walking routes, this home combines practicality with lifestyle appeal in a sought-after residential area.

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, a college and 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.

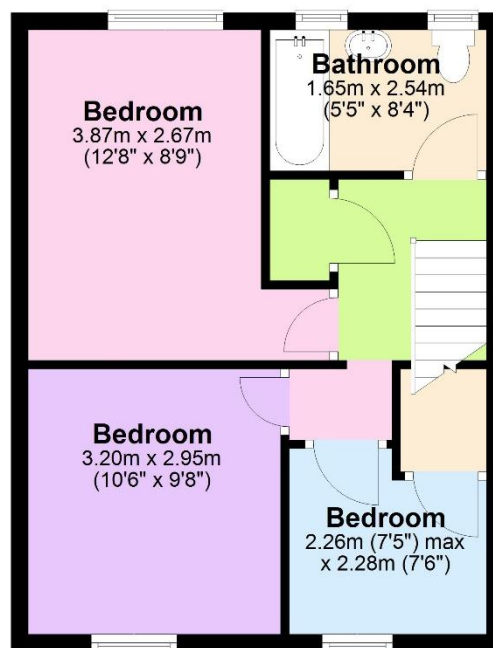
Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



Total area: approx. 76.0 sq. metres (818.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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.

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